

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

November 7, 2019

7:00 p.m.

Supervisors Room, County Courthouse, 1555 Colfax Street, Blair, Nebraska

“All Commission members receive staff reports approximately one week prior to the meeting”

MEMBERS PRESENT

Gary Lambrecht
Matt Mathiesen
Steve Neuverth
Terry Rasmussen – arrived at 7:15
Doug Wolfe
Mike Anderson

STAFF PRESENT

Ryan Sullivan
Teresa McBride
Lori Diefenbaugh

COMMISSION ACTION:

Chairman Lambrecht called the meeting to order at 7:03 p.m.

Roll call by Ryan Sullivan, WCPZA.

With regard to the October 3, 2019 minutes, the following action was taken:

MOTION: Wolfe
I move the minutes be approved.
SECOND: Neuverth
VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Wolfe, Anderson
Nay - none

MOTION CARRIED

With regard to the agenda, the following action was taken:

MOTION: Mathiesen
I move the agenda be approved as presented.
SECOND: Wolfe
VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Wolfe, Anderson
Nay – none

MOTION CARRIED

Chairman Lambrecht welcomed everyone and stated this meeting will be conducted in accordance with the Nebraska Open Meetings Act and a copy of that Act is posted on the door and wall.

OLD BUSINESS: Conditional Use Permits: Reviewed Administratively per County Zoning Regulations Section 6.14 and 6.18.

James Satorie Administrative review on CUP for temporary 2nd house
Abe’s Trash Administrative review on CUP for landfill contractor’s office
Abe’s Trash Administrative review on CUP for construction waste disposal area
Dustin Sitzman Administrative review on CUP for farm winery

PUBLIC HEARING

1. CUP

Nick Wenninghoff requests a CUP for a borrow pit on property zoned A-1 in accordance with Section 7.02 of the zoning regulations. Property is Tax Lot 13 in Section 12 Township 17 North-Range 10 East of the 6th PM. (General Location is Hwy 30 and CR 21, Kennard NE)

Nick Wenninghoff explained his request to sell dirt to various projects as the need arises. This may include projects in Dodge County and in Fremont. NDEQ requires him to obtain the county permit first and then they will process storm water permit. He will install a field entrance and remove dirt when needed.

Mike Kahnk and Nathan Graham voiced concerns over the traffic and the dust.

Chairman Lambrecht opened the public hearing.
Chairman Lambrecht closed the public hearing.
Chairman Lambrecht asked for thoughts and actions from the Commission.

MOTION: Wolfe
I make a motion to approve the CUP request for four years.
SECOND: Mathiesen
VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Wolfe, Anderson, Rasmussen
Nay – none

MOTION CARRIED

2. CUP

Bill Rhea requests a CUP for a borrow pit on property zoned A-1 in accordance with Section 7.02 of the zoning regulations. Property is Tax Lot 41 in Section 9 Township 17 North-Range 10 East of the 6th PM. (General Location is Hwy 30 and CR 15, Arlington NE)

Bill Rhea explained to the commission his request for another borrow pit. The one he has now is finishing and he wants the other one to be ready when needed.

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

MOTION: Anderson
I make a motion to approve the CUP for two years.
SECOND: Rasmussen
VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Wolfe, Anderson
Nay – none

MOTION CARRIED

DISCUSSION ITEMS

1. County Comprehensive Plan and Zoning Update:

Planning Commission discussed numerous areas of the draft County Comprehensive Plan and associated documents.

NEW BUSINESS

ITEMS FROM THE STAFF

ITEMS FROM THE MEMBERSHIP

ITEMS FROM THE PUBLIC

Ted Japp and Bob Sweeney commented on the Zoning Regulations.

ADJOURNMENT

MOTION: Neuverth
I move to adjourn the meeting.
SECOND: Rasmussen
VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Wolfe, Anderson, Rasmussen
Nay – none

MOTION CARRIED

The meeting was adjourned at 10:45 P.M.

Gary Lambrecht, Chairman