

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

December 5, 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 – arrived at 7:05
Terry Rasmussen
Lyle Schjodt
Doug Wolfe
Mike Anderson

STAFF PRESENT

Ryan Sullivan
Teresa McBride
Lori Diefenbaugh

COMMISSION ACTION:

Chairman Lambrecht called the meeting to order at 7:00 p.m. Roll call by Ryan Sullivan, WCPZA.

With regard to the November 7, 2019 minutes, the following action was taken:

MOTION: Mathiesen
I move the minutes be approved.

SECOND: Wolfe

VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Rasmussen, Schjodt, Wolfe, Anderson
Nay - none

MOTION CARRIED

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

MOTION: Schjodt
I move the agenda be approved as presented.

SECOND: Rasmussen

VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Rasmussen, Schjodt, 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

None

PUBLIC HEARING

1. Comprehensive Plan and Zoning Regulations Update

Washington County Planning Commission to recommend updated Comprehensive Plan and all associated planning documents and maps in accordance with NRS 23.114.01/.02.

Sullivan had provided the commission the changes from the last meeting. There was discussion on several items, including lot size and density.

MOTION: Schjodt
I move to leave the CUP application fee for applying for a wind farms at \$1,500.

SECOND: Neuverth

VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Rasmussen, Schjodt, Wolfe
Nay – Anderson

MOTION CARRIED

Chairman Lambrecht opened the public hearing.

John Orr and Ted Japp addressed the commission.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

The process of presenting the new Comp plan and Zoning Regulations to the County Board after three years of work was discussed. The County Board will decide when to have town hall meetings and when to make the recommendation available to the public.

MOTION: Schjodt
I make a motion to send a draft copy of the comprehensive development plan and subdivision regulations and all associated documents and maps to the Washington County Board of Supervisors,
SECOND: Rasmussen
VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Rasmussen, Schjodt, Wolfe
Nay – Anderson

MOTION CARRIED

2. CUP

Shawn Satorie requests to renew (extend) CUP for a temporary 2nd home on a property zoned A-1 in accordance with Section 5.03.03 of the zoning regulations. Property is Tax Lot 8 Section 36 Township 20 North-Range 10 East of the 6th PM. (General Location is CR 21, Herman NE)

Shawn Satorie explained to the commission that he was only a couple of months out from having the house finished. He is working full time and doing a lot of the work himself so it has taken a little longer than expected.

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

Mathiesen voiced his objection over the way this issue was handled. He stated this could have been handled last month without further cost and time to the applicant. He asked that the additional fee be refunded.

MOTION: Mathiesen
I make a motion to grant Satorie a six month extension and to refund the additional fee of \$140.
SECOND: Rasmussen
VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Rasmussen, Schjodt, Wolfe, Anderson
Nay – none

MOTION CARRIED

3. CUP

Nutrien Ag Solutions requests a CUP for retail of fertilizer non-hazardous/hazardous on a property zoned A-1 in accordance with the land use matrix and Article 6 of the zoning regulations. Property is Tax Lot 10 in Section 33 Township 18 North-Range 10 East of the 6th PM. (General Location is CR 15 and CR 30, Arlington NE)

Mike Monke explained the request for the CUP by the new owners, Nutrien Ag Solutions, and the changes that would be made. He answered questions regarding what would be stored onsite, the trees, lights and traffic. The updating is expected to be completed within 9-10 months of starting. No traffic study has been done but there have never been any issues with traffic at this location and the traffic will be even less now with large trucks being used for delivery.

Chairman Lambrecht opened the public hearing.

Dan Douglas, WCEM, told the commission that he had a good working relationship with this company and had no objections to the CUP. He is also the Arlington Fire Chief and has worked closely with Monke Brothers in the past and expects to work closely with the new owners. The fire department has had training working with chemicals.

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 Nutrien Ag Solutions for 25 years.
SECOND: Anderson
VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Rasmussen, Schjodt, Wolfe, Anderson
Nay – none

MOTION CARRIED

4. CUP

Owl Rentals c/o Cathy Stephens requests a CUP for Short Term Lodging Establishment on property zoned RA in accordance with the land use matrix and Section 2.03.251 of the zoning regulations. Property is Lot 8 in the Long Creek subdivision. (General Location is CR P32 and CR 39, Ft Calhoun NE)

Stephens explained to the commission the request to operate an Airbnb. She stressed how they vet their clients, they have had no issues and they operate a family friendly operation. The home has five bedrooms. They will adjust their website to meet the county requirement for a 10 person maximum occupancy.

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

Sullivan read a statement from Scott VanderSchaaf, Washington County Attorney, recommending the CUP request be denied.

Chairman Lambrecht asked for thoughts and actions from the Commission.

The commission discussed the letter from the County Attorney, the process the applicants have gone through and the resolution added to the regulations to address Short Term Lodging Establishments.

MOTION: Lambrecht
I make a motion to grant a CUP for a 4 year term for a Short Term Lodging Establishment.
SECOND: Anderson
VOTE: Aye – Lambrecht, Mathiesen, Rasmussen, Anderson
Nay – Wolfe
Abstain – Schjodt, Neuverth

MOTION CARRIED

NEW BUSINESS

ITEMS FROM THE STAFF

ITEMS FROM THE MEMBERSHIP

ITEMS FROM THE PUBLIC

Steve Dethlefs, Chairman of the Washington County Board of Supervisors, thanked Sullivan and Rasmussen for their service to the County.

ADJOURNMENT

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

MOTION CARRIED

The meeting was adjourned at 8:50.

Gary Lambrecht, Chairman