

# WASHINGTON COUNTY PLANNING COMMISSION MINUTES

August 6, 2020

7:00 PM

Supervisors Room, County Courthouse, 1555 Colfax Street, Blair Nebraska  
"All Commission members receive staff reports approximately one week prior to the meeting"

1. Meeting called to order and roll call taken: Wolfe, Mathiesen, Hartzell, Lambrecht and Neuverth present. Anderson was absent.

Also in attendance, Chris Shewchuk, WCPZ Administrator, Lori Diefenbaugh and Teresa McBride.

2. Approval of the July 2, 2020 minutes

Motion Matt Mathiesen and second by Steve Neuverth to approve as presented. Motion Carried.  
Mike Anderson: Absent, Kevin Hartzell: Aye, Gary Lambrecht: Aye, Matt Mathiesen: Aye, Steve Neuverth: Aye, Douglas Wolfe: Aye. Aye: 5, Nay: 0, Absent: 1

3. Approval of the Agenda.

Motion Kevin Hartzell and second by Douglas Wolfe to approve the agenda as presented. Motion Carried.  
Mike Anderson: Absent, Kevin Hartzell: Aye, Gary Lambrecht: Aye, Matt Mathiesen: Aye, Steve Neuverth: Aye, Douglas Wolfe: Aye. Aye: 5, Nay: 0, Absent: 1

4. OLD BUSINESS:

Conditional Use Permit reviews: Approved Administratively per County Zoning Regulations Section 6.14 and 6.18.

Board of Education Lands	Administrative review of CUP 13-02 for the application of corn milling biosolids
Fitzgerald Farms	Administrative review of CUP 04-04 for the application of corn milling biosolids
Robert Wilkins & Sons	Administrative review of CUP 02-05 for the application of sludge

**5. PUBLIC HEARINGS**

**1. CUP MODIFICATION**

Request to amend an existing Conditional Use Permit for sludge application to expand the area where the application is permitted. Location: SE 1/4 NW 1/4, SW 1/4 NE 1/4, and Tax Lot 6, Section 31 Township 20 Range 10 (one-half mile south of County Road 4 on County Road 11). Applicant: Mark Thompson

- a) Recognition of staff report in the Commission packet
- b) Any new/additional comments from the Planning Administrator
- c) Presentation by the applicant  
Mark Thompson, 2180 Crestridge Drive.
- d) Comments from the Commission  
Planning Commission discussed how often the sludge is applied, the setbacks from residential properties and odor of the product.
- e) Chairman opens the public hearing  
Don Hembry, City of Omaha, answered questions regarding the sludge product, timing of application and routes to farms. The City of Omaha works with the County Roads Department to determine the best route.
- f) Comments from the floor and/or in writing
- g) Additional comments from the Commission
- h) Chairman closes the public hearing

i) Action by Commission to approve, approve with conditions, deny, or continue (for stated reasons) this request

Motion Douglas Wolfe and second by Matt Mathiesen to approve the modification to the existing Conditional Use Permit for sludge application, with one-year review to coincide with original CUP review date. Motion Carried.

Mike Anderson: Absent, Kevin Hartzell: Aye, Gary Lambrecht: Aye, Matt Mathiesen: Aye, Steve Neuverth: Aye, Douglas Wolfe: Aye. Aye: 5, Nay: 0, Absent: 1

## 2. CUP MODIFICATION

Request to amend the existing Cottonwood Cove Conditional Use Permit to add 50 additional RV sites and a swimming pool for members. Location: Cottonwood Cove. Applicant: Steve Lupardus

- a) Recognition of staff report in the Commission packet
- b) Any new/additional comments from the Planning Administrator
- c) Presentation by the applicant  
Steve Lupardus, Cottonwood Cove.
- d) Comments from the Commission  
Discussion regarding the location and number of full and part time camping spots. Also discussed size and depth of the members' pool.
- e) Chairman opens the public hearing
- f) Comments from the floor and/or in writing
- g) Additional comments from the Commission
- h) Chairman closes the public hearing
- i) Action by Commission to approve, approve with conditions, deny, or continue (for stated reasons) this request

Motion Kevin Hartzell and second by Douglas Wolfe to approve the CUP modification to increase the current 295 fulltime spots and 25 weekend spots with an additional 50 fulltime spots for a total of 371 camping spots and the members' pool. The review period to coincide with the original CUP. Motion Carried.

Mike Anderson: Absent, Kevin Hartzell: Aye, Gary Lambrecht: Aye, Matt Mathiesen: Aye, Steve Neuverth: Aye, Douglas Wolfe: Aye. Aye: 5, Nay: 0, Absent: 1

## 6. New Business

### 7. Reports From Staff:

--Comprehensive Plan and Zoning Regulations Update: 6 pack met & discussed lot splits & size of lots.

Shewchuk to work with Keith Marvin on details and to schedule town hall meetings. Lambrecht requested all changes to be sent to the Planning Commission to review before proceeding.

--Erosion Control Requirements: Shewchuk met with Julie Ogden from JEO to discuss possible changes to the Stormwater Resolution.

## 8. Items from the Membership

## 9. Items from the public

## 10. Adjournment

Motion Matt Mathiesen and second by Kevin Hartzell to adjourn. Motion Carried.

Mike Anderson: Absent, Kevin Hartzell: Aye, Gary Lambrecht: Aye, Matt Mathiesen: Aye, Steve Neuverth: Aye, Douglas Wolfe: Aye. Aye: 5, Nay: 0, Absent: 1