

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

September 3, 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. COMMISSION ACTION:

1.1. Meeting called to order and roll call taken: Wolfe, Mathiesen, Hartzell, Lambrecht, Rasmussen (absent), Neuverth and Anderson. Also present: Chris Shewchuk, WCPZA, Lori Diefenbaugh and Teresa McBride.

1.2. Approval of August 6, 2020 minutes.

Motion Steve Neuverth and second by Matt Mathiesen to approve the minutes of the August 6, 2020 meeting of the Washington County Planning Commission as presented.. Motion Carried.

Mike Anderson: Abstain (Without Conflict), Kevin Hartzell: Aye, Gary Lambrecht: Aye, Matt Mathiesen: Aye, Steve Neuverth: Aye, Terry Rasmussen: Absent, Douglas Wolfe: Aye

Aye: 5, Nay: 0, Absent: 1, Abstain (Without Conflict): 1

1.3. Approval of Agenda

Motion Douglas Wolfe and second by Mike Anderson to approve the agenda as presented.. Motion Carried.

Mike Anderson: Aye, Kevin Hartzell: Aye, Gary Lambrecht: Aye, Matt Mathiesen: Aye, Steve Neuverth: Aye, Terry Rasmussen: Absent, Douglas Wolfe: Aye

Aye: 6, Nay: 0, Absent: 1

1.4. Open Meetings Act Posting - 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. The Open Meetings Act can also be found online.

2. OLD BUSINESS

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

Howard Peterson Administrative review of CUP 89-1 for manufactured home for farmhand.

3. PUBLIC HEARINGS

3.1. LOT SPLIT & REZONE

Eugenia Daykin is requesting approval of a lot split on Tax Lot 1 in Section 33 Township 20 North-Range 11 East of the Sixth P.M. and a change of zone from A-1 to A-LSR for the newly created lot. This request is in accordance with Section 2.02 of the Subdivision Regulations and Section 5.07 of the Zoning Regulations. Tax Lot 1 is located at 14498 County Road 4, Herman, NE.

Doug Hansen from Farmers National was there to represent the applicant. The family wishes to split off three acres with the house.

Motion Matt Mathiesen and second by Kevin Hartzell to recommend approval/denial of the request for a lot split and rezoning on the North 1/2 of the Northeast 1/4 and Tax Lot 1, Section 33-20-11.. Motion Carried.

Mike Anderson: Aye, Kevin Hartzell: Aye, Gary Lambrecht: Aye, Matt Mathiesen: Aye, Steve Neuverth: Aye, Terry Rasmussen: Absent, Douglas Wolfe: Aye

Aye: 6, Nay: 0, Absent: 1

3.2. GENERAL DEVELOPMENT PLAN

Robert Tessari/RJT Elkhorn River Ranch is requesting for approval of a General Development plan for a 10 lot subdivision of property in accordance with Section 3.06 of the Subdivision Regulations. The property is Tax Lot 24 and part of Tax Lot 44 of Section 33 Township 17 North-Range 10 East of the 6th P.M. The property is located off of County Road P15 & River Bend Ln, Arlington, NE.

Robert Tessari explained to the Commission his request to begin the subdivision process of splitting his land into 10 two acre parcels.

Luke Taft, Glenyce Opfer, Leslie Fletcher, Stephanie Peterson, Thomas Peterson, Dan Mentzer, and John Klosterman all spoke against the proposal with concerns regarding traffic, noise, dust, wildlife, water issues, disruption of hunting, impact of levy road, water quality, flooding, no rural water available, grade of road, terrain problems, and covenants.

Erin Robock, Attorney for Tessari, stated this is just a General Development Plan. All the requirements will be followed by the necessary professionals.

Commission asked questions and discussed road requirements, regulations, public well, septic systems, existing buildings, road grade, lots of timber, length of cul-de-sac, and requested waiver.

Motion Mike Anderson and second by Douglas Wolfe to amend the wording to continue instead of table the request for a General Development Plan for a 10 lot residential subdivision on Tax Lots 24 and 44, Section 33-17-10.. Motion Carried.

Mike Anderson: Aye, Kevin Hartzell: Aye, Gary Lambrecht: Aye, Matt Mathiesen: Aye, Steve Neuverth: Aye, Terry Rasmussen: Absent, Douglas Wolfe: Aye

Aye: 6, Nay: 0, Absent: 1

Motion Mike Anderson and second by Douglas Wolfe to continue the public hearing to the next meeting. Motion Carried.

Mike Anderson: Aye, Kevin Hartzell: Nay, Gary Lambrecht: Nay, Matt Mathiesen: Aye, Steve Neuverth: Aye, Terry Rasmussen: Absent, Douglas Wolfe: Aye

Aye: 4, Nay: 2, Absent: 1

4. NEW BUSINESS:

5. REPORTS FROM STAFF:

Shewchuk mentioned the Board of Supervisors was moving their meetings to the Blair Public Library for the time being. The Planning Commission can do that also if they desire. The consensus was

6. ITEMS FROM THE MEMBERSHIP:

7. ITEMS FROM THE PUBLIC:

8. ADJOURNMENT:

Motion Kevin Hartzell and second by Matt Mathiesen to adjourn the September 3, 2020 meeting of the Washington County Planning Commission.. Motion Carried.

Mike Anderson: Aye, Kevin Hartzell: Aye, Gary Lambrecht: Aye, Matt Mathiesen: Aye, Steve Neuverth: Aye, Terry Rasmussen: Absent, Douglas Wolfe: Aye

Aye: 6, Nay: 0, Absent: 1

The meeting was adjourned at 8:30 pm

Gary Lambrecht, Chairman