

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

November 5, 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. Roll Call of Members – Neuverth was absent.

1.2. Approval of the October 1, 2020 minutes.

Motion Mathiesen and second by Wolfe to approve the minutes of the October 1, 2020 meeting of the Washington County Planning Commission as presented. Motion Carried. Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Absent, Rasmussen: Aye, Wolfe: Aye Aye: 6, Nay: 0, Absent: 1

1.3. Approval of Agenda

Motion Hartzell and second by Rasmussen to approve the agenda as presented. Motion Carried. Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Absent, Rasmussen: Aye, 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

Mike and Sheri Jacoby Administrative review of CUP 16-05 for the Alpaca Farm, boutique and sign.

3. PUBLIC HEARINGS

3.1. Conditional Use Permit

Scott Nun, representing Jay Uehling, requests approval to allow for the utilization of processed sludge cake as a fertilizer substitute. The property involved is TL 6 in 4-18-9 and TL 22 in 9-18-9. General location is County Road P3 and County Road 20, Nickerson, NE.

Recognition of staff report in the Commission packet

Any new/additional comments from the Planning Administrator

Presentation by the applicant

Scott Nun was present and answered questions from the Commission.

Comments from the Commission

Chairman opens the public hearing

Comments from the floor and/or in writing

Additional comments from the Commission

Chairman closes the public hearing

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

Motion Hartzell and second by Mathiesen to approve the application of Jay Uehling for a Conditional Use Permit for sludge application.. Motion Carried. Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Absent, Rasmussen: Aye, Wolfe: Aye Aye: 6, Nay: 0, Absent: 1

3.2. Conditional Use Permit

Brian and Kristin Townsend are requesting approval to operate a Commercial Kennel on the property described as Lot 5 Surrey Hills Subdivision in 35-17-12. Location is 6085 Surrey Hills Dr, Omaha, NE.

Recognition of staff report in the Commission packet

Any new/additional comments from the Planning Administrator

Presentation by the applicant

Kristin Townsend explained the request to the Commission. They have 10 onsite females, 4 males and approximately 10 guardian dogs that are onsite for breeding and eight weeks after delivery. The dogs are always

attended and taken outside to run and go to the bathroom. The new building is mostly for storage but may be used for the dogs also. They have no plans to expand the dog business.

Comments from the Commission
Chairman opens the public hearing

Doug Koom read part of the covenants for Surry Hills. He spoke in opposition to the business.
Lewis Lester spoke in favor of the CUP.

Comments from the floor and/or in writing

It was noted that several letters and emails were received and presented to the Planning Commission members in their staff packets.

Additional comments from the Commission
Chairman closes the public hearing

Action by Commission to approve, approve with conditions, deny, or continue (for stated reasons) this request
Motion Lambrecht and second by Hartzell to approve the application for a Conditional Use Permit to and for Brian and Kristin Townsend only, to operate a Commercial Kennel with a maximum of 25 adult dogs onsite at any time.
Motion Carried. Anderson: Nay, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Absent, Rasmussen: Aye, Wolfe: Aye Aye: 5, Nay: 1, Absent: 1

3.3. Text Amendment

Jeff and Maria Bledsoe are requesting approval for a text amendment to add 'Limited Festivals and Events' as a conditional use in the A-1 zoning district of the Land Use Matrix.

Recognition of staff report in the Commission packet
Any new/additional comments from the Planning Administrator
Presentation by the applicant

Jeff Bledsoe addressed the Commission and explained the functions they want to have at Skinny Bones. Events would include class field trips, sunflower festival, weddings, graduation parties, reunions, etc..

Comments from the Commission
Chairman opens the public hearing
Comments from the floor and/or in writing
Additional comments from the Commission

The Commission discussed the issues involved in adding a text amendment for events and festivals to the County Regulations. An amendment to the text opens this up to anyone in the county meeting whatever criteria is established. Lambrecht mentioned having hard surfaced roads and public water as requirements for this type of activity. Hartzell had legal questions for the County Attorney.

Chairman closes the public hearing
Action by Commission to continue (for stated reasons) this request.
Motion Anderson and second by Mathiesen to continue this agenda item to the December Planning Commission meeting with a 6 pack meeting scheduled prior to discuss. Motion Carried. Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Absent, Rasmussen: Aye, Wolfe: Aye Aye: 6, Nay: 0, Absent: 1

4. NEW BUSINESS:

Discussion and possible action on the updated contract to the County's erosion control policy with JEO Consulting Group, Inc. for NPDES and plat review services.

Motion Anderson and second by Rasmussen to approve forwarding the contract renewal for NPDES and Plat Review Services with JEO Consulting Group, Inc to the Board of Supervisors to determine if better prices can be negotiated.
Motion Carried. Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Absent, Rasmussen: Aye, Wolfe: Aye Aye: 6, Nay: 0, Absent: 1

5. REPORTS FROM STAFF:

6. ITEMS FROM THE MEMBERSHIP:

7. ITEMS FROM THE PUBLIC:

8. ADJOURNMENT:

Motion Rasmussen and second by Anderson to adjourn the November 5, 2020 meeting of the Washington County Planning Commission at 9:10 p.m. Motion Carried. Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Absent, Rasmussen: Aye, Wolfe: Aye Aye: 6, Nay: 0, Absent: 1

Gary Lambrecht, Chairman