

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

June 3, 2021 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 absent

1.2. Approval of April 1, 2021 minutes.

Motion Rasmussen and second by Hartzell to approve the minutes of the April 1, 2021 meeting of the Washington County Planning Commission as presented. Motion Carried.

Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Absent, Rasmussen: Aye, Smith: Aye

Aye: 6, Nay: 0, Absent: 1

1.3. Approval of Agenda

Motion Anderson and second by Mathiesen to approve the agenda as presented. Motion Carried.

Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Absent, Rasmussen: Aye, Smith: 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

Camp Fontanelle Administrative review of CUP 15-04, placement of sign

Bret Brodersen Administrative review of CUP 19-06, application of Bio Solids & Gypsum

3. PUBLIC HEARINGS

3.1. CONDITIONAL USE PERMIT

Stephen and Pamela O'Connor request approval to renew (extend) their CUP for an accessory building prior to the building of the primary structure on property zoned A-1. The property is Tax Lot 45 in Section 17 Township 19 North-Range 11 East of the 6th PM. Location is 16157 US Hwy 75, Blair, NE.

3.1.1. Recognition of staff report in the Commission packet

3.1.2. Any new/additional comments from the Planning Administrator

3.1.3. Presentation by the applicant

Steve O'Connor presented application. Construction is running behind due to materials not being available.

3.1.4. Comments from the Commission

3.1.5. Chairman opens the public hearing

3.1.6. Chairman closes the public hearing

3.1.7. Additional comments from the Commission

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

Motion Anderson and second by Mathiesen to approve the request of Stephen and Pamela O'Connor for Conditional Use Permit

Extension for an accessory structure before the primary structure on Tax Lot 45 in Section 17-19-11 for a one-year term.

Motion Carried.

Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Absent, Rasmussen: Aye, Smith: Aye

Aye: 6, Nay: 0, Absent: 1

3.2. CONDITIONAL USE PERMIT

Scott Nun, NE - IA Agronomics, LLC, representing TBR, Inc. and Terry Rasmussen, requests approval of a CUP to allow for the utilization of processed sludge cake as a fertilizer substitute on property zoned A-1. The property involved is the SW 1/4 of Section 9 Township 19 North-Range 9 East of the 6th PM. General location is County Road 3 & County Road 10, Hooper, NE.

3.2.1. Recognition of staff report in the Commission packet

3.2.2. Any new/additional comments from the Planning Administrator

Shewchuk noted that the Planning office had received two emails from neighbors regarding concerns with this application.

3.2.3. Presentation by the applicant

Scott presented and explained how the sludge is processed and applied.

3.2.4. Comments from the Commission

Discussion on when/how often product was spread on the farm ground and where product was taken that wasn't used.

Shewchuk confirmed that sludge will need to be applied within 48 hrs of being delivered to the site.

Product will not have run off and odor is minimal.

3.2.5. Chairman opens the public hearing

Shewchuk reviewed the emails received and their concerns.

Wells and house setbacks were discussed.

Shewchuk will send landowners sludge content information.

3.2.6. Chairman closes the public hearing

3.2.7. Additional comments from the Commission

3.2.8. Action by Commission to approve, approve with conditions, deny, or continue (for stated reasons) this request Motion Hartzell and second by Anderson to approve the request of TBR, Inc. for a Conditional Use Permit to apply sludge on the Southwest Quarter of Section 9-19-9, with a one-year review period. Motion Carried.

Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Absent, Rasmussen: Abstain (With Conflict), Smith: Aye

Aye: 5, Nay: 0, Absent: 1, Abstain (With Conflict): 1

3.3. TEXT AMENDMENT

Suzanne Gates, Novozymes Blair, Inc., requests to amend the Washington County Zoning Regulations by adding Calcium Oxide (NovoGro) as a Conditional Use in the A-1 Zoning District.

3.3.1. Recognition of staff report in the Commission packet

3.3.2. Any new/additional comments from the Planning Administrator

Shewchuk stated this would be a change to the Land Use Matrix and an added definition

3.3.3. Presentation by the applicant

Suzanne Gates explained what Calcium Oxide was and what the value would be to the land as opposed to it going to the landfill.

3.3.4. Comments from the Commission

Discussions regarding:

Currently being handled by Abe's Trash. If it cannot be applied to farm ground, it is being sent to a landfill.

Applied to the land with a spinner spreader applicator.

Appearance is similar to soil and should not cause an odor or fly complaint.

Amount of product being applied depends on the soil test.

Main benefit to the land is the lime in the product.

3.3.5. Chairman opens the public hearing

3.3.6. Chairman closes the public hearing

3.3.7. Additional comments from the Commission

Discussion regarding the material not being hazardous and the majority of it is organic.

Shewchuk stated the Text Amendment would regulate any stockpiling.

Discussion regarding the benefits to the soil and how often it could be applied.

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

Motion Lambrecht and second by Rasmussen to approve the request of Suzanne Gates for an amendment to the Washington County Zoning Regulations to add stockpiling and application of Calcium Oxide (NovoGro) as a Conditional Use in the A-1 Zoning District. Motion Carried.

Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Absent, Rasmussen: Aye, Smith: Aye

Aye: 6, Nay: 0, Absent: 1

3.4. CONDITIONAL USE PERMIT

Maria and Jeff Bledsoe, owners of Skinny Bones Pumpkin Patch, request approval of a CUP for an Event Venue on property zoned A-1. The property is Tax Lots 31 and 32 in Section 24 Township 17 North-Range 11 East of the 6th PM. Location is 3935 State Hwy 133, Blair, NE.

3.4.1. Recognition of staff report in the Commission packet

3.4.2. Any new/additional comments from the Planning Administrator

Shewchuk discussed thoughts on if alcohol was on the premise. Bledsoe stated it would not be supplied by Skinny Bones.

3.4.3. Presentation by the applicant

Jeff Bledsoe presented and discussed what events they would like to have. He also explained the noise complaint regarding an event they had just prior to the meeting.

3.4.4. Comments from the Commission

Discussion regarding the possible use of alcohol at the events. Shewchuk recommended that a professional with a Special Designated License (SDL) be used. A suggestion was made to have the CUP state the applicant would need to adhere to all Nebraska liquor regulations.

Discussion of what buildings and areas of the property would be used? Jeff stated he would probably offer a building and then maybe something like the jump pad. Not all areas of the property would be offered.

Occupancy was discussed. Jeff stated it would be based on the occupancy load of the building used.

Maria stated they would like a 30 year term due to already having been in business for 13 years.

3.4.5. Chairman opens the public hearing

3.4.6. Chairman closes the public hearing

3.4.7. Additional comments from the Commission

Discussion regarding time of operation for events. Jeff stated 9 am to 10 pm and requested that they be able to go to midnight would be the preferred hours, but could be moved inside after 10 pm, if requested.

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

Motion Smith and second by Lambrecht to approve the request of Jeff and Maria Bledsoe for a Conditional Use Permit for an Event Venue on Tax Lots 31 and 32 in Section 24 Township 17 North-Range 11 East of the 6th PM for a five-year term, with a one-year review period, and events terminating at midnight. Motion Carried.

Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Absent, Rasmussen: Aye, Smith: Aye

Aye: 6, Nay: 0, Absent: 1

4. NEW BUSINESS:

5. REPORTS FROM STAFF: Shewchuk discussed how communication of board decisions would be handled in the future

6. ITEMS FROM THE MEMBERSHIP: Anderson would like a copy of current edition of the proposed regs.

7. ITEMS FROM THE PUBLIC:

8. ADJOURNMENT:

Motion Rasmussen and second by Mathiesen to adjourn the June 3, 2021 meeting of the Washington County Planning Commission meeting at 8:43 p.m. Motion Carried.

Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Absent, Rasmussen: Aye, Smith: Aye

Aye: 6, Nay: 0, Absent: 1

Gary Lambrecht, Chairman