

# WASHINGTON COUNTY PLANNING COMMISSION MINUTES

August 5, 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 and Hartzell - absent. Mathiesen arrived at 7:30 p.m.

### **1.2. Approval of June 3, 2021 minutes.**

Motion Smith and second by Anderson to approve the minutes of the June 3, 2021 meeting of the Washington County Planning Commission as presented. Motion Carried.

Anderson: Aye, Hartzell: Absent, Lambrecht: Aye, Mathiesen: Absent, Neuverth: Absent, Rasmussen: Aye, Smith: Aye  
Aye: 4, Nay: 0, Absent: 3

### **1.3. Approval of Agenda**

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

Anderson: Aye, Hartzell: Absent, Lambrecht: Aye, Mathiesen: Absent, Neuverth: Absent, Rasmussen: Aye, Smith: Aye  
Aye: 4, Nay: 0, Absent: 3

**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

Robert Wilkins & Sons	<u>Administrative review of CUP 02-05, application of sludge</u>
Mike Fitzgerald	<u>Administrative review of CUP 04-04, application of Bio Solids</u>
Board of Education	<u>Administrative review of CUP 13-02, application of Bio Solids</u>

## 3. PUBLIC HEARINGS

### **3.1. LOT SPLIT AND CHANGE OF ZONE**

Marshall Christensen is requesting approval of a one-time lot split of the W 1/2 W 1/2 NE 1/4 of Section 36 Township 17 North-Range 11 East of the 6th PM and a change of zone from A-1 to A-LSR for the newly created parcel. This request is in accordance with Section 2.02 of the Subdivision Regulations and Section 5.07 of the Zoning Regulations. The property is located at 11465 County Road 40, Bennington, 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

Marshall Christensen presented his request to split the homestead from the land. He plans to continue living there.

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 Rasmussen and second by Smith to approve the request of Marshall Christensen for a one time lot split of the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 36-17-11 and a change of zone from A-1 to A-LSR for the newly created parcel. Motion Carried.

Anderson: Aye, Hartzell: Absent, Lambrecht: Aye, Mathiesen: Absent, Neuverth: Absent, Rasmussen: Aye, Smith: Aye  
Aye: 4, Nay: 0, Absent: 3

### **3.2. CONDITIONAL USE PERMIT**

Timothy Winans requests approval for a CUP for an accessory building before the building of the primary structure on property zoned A-1. Property is described as TL 22 in Section 16 Township 19 North-Range 10 East of the 6th PM. General location is County Road 15 & north of County Road P10, Herman, NE.

3.2.1. Recognition of staff report in the Commission packet

3.2.2. Any new/additional comments from the Planning Administrator

3.2.3. Presentation by the applicant

Timothy Winans presented his plan to put up an accessory building before his house. He plans to build the house within two years.

3.2.4. Comments from the Commission

Discussion regarding when the home would be started and concerns about possibly having to extend the length of the CUP

3.2.5. Chairman opens the public hearing

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 Anderson and second by Rasmussen to approve the request of Timothy Winans for a Conditional Use Permit to allow construction of an accessory building prior to the primary building on Tax Lot 22, Section 16-19-10 for a two-year term. Motion Carried.

Anderson: Aye, Hartzell: Absent, Lambrecht: Aye, Mathiesen: Absent, Neuverth: Absent, Rasmussen: Aye, Smith: Aye Aye: 4, Nay: 0, Absent: 3

### **3.3. PRELIMINARY PLAT AND CHANGE OF ZONE**

Advanced Consulting Engineering Services representing Robert Tessari requests approval of a preliminary plat to create a 4 lot residential subdivision and a change of zone from A-1 to RS-2. Property is described as TL 24 and TL 44 in Section 33 Township 17 North-Range 10 East of the 6th PM. General location is County Road P15 and River Bend Ln, Arlington, NE.

3.3.1. Recognition of staff report in the Commission packet

3.3.2. Any new/additional comments from the Planning Administrator

Shewchuk stated Mr. Tessari provided information after Sparq was sent out showing Outlot B will be combined with Lot 4.

3.3.3. Presentation by the applicant

Leeann Ritter with ACES presented

3.3.4. Comments from the Commission

3.3.5. Chairman opens the public hearing

John & Kathy Klosterman, Leslie Fletcher and Nick Klosterman addressed the Commission regarding concerns about the proposed subdivision. Concerns included emergency vehicle access, school bus loop, traffic, noise, covenants, taxes, floodplain problems and the road. Don Mentzer spoke correcting a statement he had made in the meeting in October 2020 regarding this property.

3.3.6. Chairman closes the public hearing

3.3.7. Additional comments from the Commission

Bob Tessari spoke regarding some of the concerns the neighbors have. Smith discussed the concerns the Arlington Fire Department has and how they might be addressed. Commission discussed concerns about roads.

3.3.8. Action by Commission to approve, approve with conditions, deny, or continue (for stated reasons) this request Motion Smith and second by Rasmussen to approve the Preliminary Plat of River Ridge Estates and change of zone from A-1 to RS-2 on parts of Tax Lots 44 and 24, in Section 33-17-10, with conditions to increase the bus loop to 60' radius and as noted in the Planning Department report. Motion Carried.

Anderson: Nay, Hartzell: Absent, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Absent, Rasmussen: Aye, Smith: Aye Aye: 4, Nay: 1, Absent: 2

### **4. NEW BUSINESS:**

### **5. REPORTS FROM STAFF:**

Shewchuk reviewed the actions made by the BOS from the June agenda items

### **6. ITEMS FROM THE MEMBERSHIP:**

Anderson questioned if the Planning office had a plan regarding the lack of clarity of the amount of road frontage needed to touch a county road.

Lambrecht discussed the need to change the certified letter process in notifying adjoining land owners

### **7. ITEMS FROM THE PUBLIC:**

Steve Lupardus discussed future plans for the Cottonwood Marina

### **8. ADJOURNMENT:**

Motion Rasmussen and second by Mathiesen to adjourn the August 5, 2021 meeting of the Washington County Planning Commission meeting at 9:13 p.m. Motion Carried.

Anderson: Aye, Hartzell: Absent, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Absent, Rasmussen: Aye, Smith: Aye Aye: 5, Nay: 0, Absent: 2

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Gary Lambrecht, Chairman