

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

October 7, 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

Rasmussen arrived 7:05 pm

1.2. Approval of August 5, 2021 minutes.

Motion Anderson and second by Neuverth to approve the minutes of the August 5, 2021 meeting of the Washington County Planning Commission as presented. Motion Carried.

Anderson: Aye, Hartzell: Abstain (Without Conflict), Lambrecht: Aye, Mathiesen: Aye, Neuverth: Aye, Rasmussen: Absent, Smith: Aye Aye: 5, Nay: 0, Abstain (Without Conflict): 1, Absent: 1

1.3. Approval of Agenda

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

Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Aye, Rasmussen: Aye, Smith: Aye Aye: 7, Nay: 0

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

Rhea Cattle Company Administrative review of CUP 12-07, application of Bio Solids/Gypsum

3. PUBLIC HEARINGS

3.1. CONDITIONAL USE PERMIT

Zac Vaiskonas representing Constructors, Inc. is requesting approval for a CUP for a temporary asphalt plant on property zoned A-1. Property is described as the W 1/2 of the NE 1/4 of Section 16 Township 19 North-Range 11 East of the 6th PM. Location is on County Road 10, 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

Zac Vaiskonas presented the application. Asphalt plant will be servicing the Highway 75 resurfacing project north of Blair up to the Washington/Burt County line. There will be approximately 10-12 trucks transporting a day. The project should be completed May or June of 2022.

3.1.4. Comments from the Commission

Mathiesen stated he had several calls from property owners that are concerned about water running over County Road 10 when it rains and how that may affect the condition of the road with the extra trucks running. Vaiskonas stated a culvert would be installed at the field entrance, county road would be maintained, and they would work with the County Roads Department.

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 Mathiesen and second by Smith to approve the request of Constructors Inc. for a Conditional Use Permit to operate a temporary asphalt plant on the west half of the northeast quarter of Section 16-19-11, with the condition that they work with the County Roads Superintendent on the entrance onto the county road, for a term of one year.
Motion Carried.

Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Aye, Rasmussen: Aye, Smith: Aye Aye: 7, Nay: 0

3.2. CONDITIONAL USE PERMIT

Kumar Gurung representing Triratna Foundation is requesting approval for a CUP to operate a Monastery and for a business sign to be placed on property zoned A-1. The property is described as TL 16 in Section 25 Township 17 North-Range 12 East of the 6th PM. Location is 2488 County Road 45, Fort Calhoun, NE.

3.2.1. Recognition of staff report in the Commission packet

3.2.2. Any new/additional comments from the Planning Administrator

Shewchuk stated there were no additions to the application, but noted the application did include the request for a sign. The current regulations do not provide a provision for this application and that the motion should exclude the sign.

3.2.3. Presentation by the applicant

Kumar Gurung presented the application request stating 1 senior and 1 or 2 monks would reside at the property with the possibility of up to 4 monks total.

3.2.4. Comments from the Commission

Questions regarding if the property would be open to the public, if so, when and how many. Gurung stated there would be 2 or 3 events a year that the public would be invited by invitation, possibly up to 100 people/50 cars. Smith questioned the property having enough space for 50 cars looking at the current diagram.

3.2.5. Chairman opens the public hearing

Robert Nieto spoke regarding:

How website described the property would be used and how many people would be housed there.
Concerned that taxes would not be able to be collected on the property
Stated churches give back to the community and wanted to know what they would be giving.
The first public event had a loudspeaker that he could hear at his house.
The traffic was heavy during the events.

Andy Christensen read 2 letters that he had received from neighbors, Hanford's & Klein's that were opposed. Christensen was opposed due to cars being parked on the county road during the previous events.

Kathy Welsh has lease property adjoining this property. Concerned that trash blew over onto the property after the events including the flags that had blown down and water bottles.

Josh Mick concerned about additional traffic, but seem to be good neighbors.

Mick Goslin spoke in favor. Stated people should open their minds, be more accepting to new things.

Susan Wagner concerned about traffic that was parked on the county road.

Gurung explained website had been corrected and the property would be used as stated in the request. He was unaware that they were not permitted to park on the county road and that it would not happen again.

If the flags were a problem, they would be taken down. **Anderson** asked how many people were at the events and how many days they were parked on the road. **Gurung** stated 80 - 100 people and one day they were parked on the road. **Anderson** requested length of future events. **Gurung** stated 1 day. **Neuverth** asked if they had a place of worship in Omaha. **Gurung** stated they did, but that monasteries are considered to be a sacred place and people want to come for blessings.

3.2.6. Chairman closes the public hearing

3.2.7. Additional comments from the Commission

Shewchuk stated that parking on the county road is not permitted, and the sheriff should be called if it happens again. No expansion can be done on the property without doing a modification to the CUP.

Hartzell discussed use of the land and that they should be required to have a parking lot and adequate support facilities for the occasional events/public.

Lambrecht stated if public was involved, ADA compliance may need to be addressed.

3.2.8. Action by Commission to approve, approve with conditions, deny, or continue (for stated reasons) this request Motion Anderson and second by Hartzell to deny the request of Triratna Foundation for a Conditional Use Permit to operate a monastery on Tax Lot 16 in Section 25-17-12 in accordance with the site plan and written description of the project, and no sign is permitted. Motion Carried.

Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Aye, Rasmussen: Nay, Smith: Aye
Aye: 6, Nay: 1

3.3. TEXT AMENDMENT

Request to amend the Washington County Zoning Regulations by adding new Section 5.18 Recreational Vehicle and Marina Resort Overlay District. The applicant is the Washington County Planning and zoning Department.

3.3.1. Recognition of staff report in the Commission packet.

3.3.2. Any new/additional comments from the Planning Administrator

3.3.3. Presentation by the applicant

Shewchuk presented request and possible requirements. Confirmed that an applicant would need to come in and proceed through the zoning change application process and be approved by the BOS.

3.3.4. Comments from the Commission

Commission discussed several different possible requirements and concerns.

3.3.5. Chairman opens the public hearing

Steve Lupardus spoke in favor of the amendment

3.3.6. Chairman closes the public hearing

3.3.7. Additional comments from the Commission

Commission discussed the intent of the amendment and if the wording should be changed to 'recreational vehicle park and/or marina resort project', public water and sewer and if applicant should have an existing CUP for an RV Park Complex.

3.3.8. Action by the Commission to approve, approve with conditions, deny, or continue (for stated reasons) this request. Motion Hartzell and second by Lambrecht to approve the application with a second sentence of 'The

principal use of such development must be as a marina and recreational vehicle park' and striking items 2 and 3 from the Permitted Principal uses. Motion Carried.

Anderson: Nay, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Nay, Ras mussen: Aye, Smith: Aye
Aye: 5, Nay: 2

4. NEW BUSINESS:

5. REPORTS FROM STAFF:

Shewchuk discussed the applications that were presented to BOS on August 5, 2021.

6. ITEMS FROM THE MEMBERSHIP:

Anderson: the BOS discussed a property needing to touch a county road . Current regulations are undefined in the amount of ground that needs to touch a county road. Questioned if it could be addressed in the Regs. Shewchuk met with Gary Tinkham and Carolyn Stodola this week to discuss this issue. A recommendation of 20' will be presented to the board.

7. ITEMS FROM THE PUBLIC:

8. ADJOURNMENT:

Motion Smith and second by Mathiesen to adjourn the October 7, 2021 meeting of the Washington County Planning Commission at 9:47 p.m. Motion Carried.

Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Aye, Ras mussen: Aye, Smith: Aye
Aye: 7, Nay: 0

Gary Lambrecht, Chairman