

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

November 4, 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 - Steve Neuverth, Terry Rasmussen and Mike Smith were absent

1.2. Approval of October 7, 2021 minutes.

Motion Mathiesen and second by Anderson to approve the minutes of the October 7, 2021 meeting of the Washington County Planning Commission as presented. Motion Carried.

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

1.3. Approval of Agenda

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

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

Jay Uehling Administrative review of CUP 20-06, application of Sludge

3. PUBLIC HEARINGS

3.1. CONDITIONAL USE PERMIT

Bill Rhea, representing Rhea Realty, is requesting approval for a CUP modification to extend current CUP to allow operation of a Borrow Pit on property zoned A-1. The property is described as Tax Lot 41 in Section 9 - Township 17 North-Range 10 East of the Sixth P.M. General location is US Highway 30 & County Road 15, Arlington, 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

Bill Rhea presented and would like to extend and change the CUP to a 2 year review.

3.1.4. Comments from the Commission

Discussion about status of other locations applicant is managing

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 Anderson to approve the request of Rhea Realty for a Conditional Use Permit Modification to operate a Borrow Pit on Tax Lot 41 in Section 9-17-10 with a two year review period. Motion Carried.

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

4. NEW BUSINESS:

5. REPORTS FROM STAFF:

At the October 12 meeting of the Board of Supervisors, the Board approved the request by Constructors, Inc. for a Conditional Use Permit for a temporary asphalt plant, for a term of one year. The Board tabled the request of Triratna Foundation for a CUP to operate a monastery, and the request for a text amendment regarding the RV/Marina overlay district.

6. ITEMS FROM THE MEMBERSHIP:

7. ITEMS FROM THE PUBLIC:

8. ADJOURNMENT:

Motion Anderson and second by Mathiesen to adjourn the November 4, 2021 meeting of the Washington County Planning Commission at 7:23 p.m. Motion Carried.

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