

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

December 2, 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

Smith absent

1.2. Approval of November 4, 2021 Planning Commission meeting minutes.

Motion Hartzell and second by Mathiesen to approve the minutes of the November 4, 2021 meeting of the Washington County Planning Commission as presented. Motion Carried.

Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Aye, Rasmussen: Aye, Smith: Absent Aye: 6, Nay: 0, Absent: 1

1.3. Approval of Agenda

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

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

Stroh Vineyards Administrative review of CUP 12-01, operation of small winery

3. PUBLIC HEARINGS

LOT SPLIT AND CHANGE OF ZONE

3.1. Linda Taylor, trustee of the Linda M. Taylor Revocable Trust and the Taylor Family Trust, is requesting approval of a one-time lot split for property zoned A-1 in accordance with Section 2.02.06 of the Subdivision Regulations and a change of zone from A-1 to A-LSR in accordance with Section 5.07 of the Zoning Regulations. Property is described as the East 1/2 of the Southeast 1/4 of Section 34, Township 19 North, Range 10 East of the 6th P.M. (General Location is County Road 18 & County Road 19, Blair, NE)

3.1.1. Recognition of staff report in the Commission packet

3.1.2. Any new/additional comments from the Planning Administrator

No additions to reports

3.1.3. Presentation by the applicant

Matt Steer presented the application. He and his wife are looking at purchasing the lot split to build a home on.

3.1.4. Comments from the Commission

3.1.5. Chairman opens the public hearing

Emily Skillet spoke in favor of the lot split.

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 Linda Taylor for a one-time lot split and change of zone on the East 1/2 of the Southeast 1/4 of Section 34-19-10. Motion Carried.

Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Aye, Rasmussen: Aye, Smith: Absent Aye: 6, Nay: 0, Absent: 1

TEXT AMENDMENT

3.2. Request to amend the Washington County Zoning Regulations by adding a frontage requirement for all lots and parcels. Applicant:

Washington County Planning and Zoning Administrator.

3.2.1. Recognition of staff report in the Commission packet

3.2.2. Any new/additional comments from the Planning Administrator

No additions to report

3.2.3. Presentation by the applicant

Shewchuk discussed the need to establish a minimum road frontage to be added to the regulations.

3.2.4. Comments from the Commission

Discussed flag lots. Discussed if 20 ft is wide enough.

3.2.5. Chairman opens the public hearing

3.2.6. Chairman closes the public hearing

3.2.7. Additional comments from the Commission

Additional discussion regarding if 20 ft is the right amount.

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

Motion Rasmussen and second by Anderson to approve the request to amend the Zoning Regulations to add a twenty-foot frontage requirement for all lots and parcels. Motion Carried.

Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Nay, Rasmussen: Aye, Smith: Absent Aye: 5, Nay: 1, Absent: 1

4. NEW BUSINESS:

5. REPORTS FROM STAFF:

1. At its meeting on November 9, the Board of Supervisors reappointed Matt Mathiesen and Mike Anderson to the Planning Commission for three-year terms and approved the Conditional Use Permit Modification for William Rhea to operate a borrow pit, with a two-year review.

2. Shewchuk will begin scheduling public meetings for the Comprehensive Plan and Zoning Regulations for January.

6. ITEMS FROM THE MEMBERSHIP:

7. ITEMS FROM THE PUBLIC:

8. ADJOURNMENT:

Motion Anderson and second by Rasmussen to adjourn the December 2, 2021 meeting of the Washington County Planning Commission at 7:25 p.m. Motion Carried.

Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Aye, Rasmussen: Aye, Smith: Absent Aye: 6, Nay: 0, Absent: 1

Gary Lambrecht, Chairman