

WASHINGTON COUNTY PLANNING COMMISSION AGENDA
August 5, 2021 7:00 p.m.

Supervisor's Room Courthouse, 1555 Colfax Street, Blair, NE 68008

Commission Members: Gary Lambrecht (Chairman), Matt Mathiesen (Vice Chairman), Steve Neuverth, Terry Rasmussen, Kevin Hartzell, Mike Anderson and Michael Smith.

Planning Administrator certifies there was a publication of the agenda in The Enterprise, the Official Newspaper of Washington County, on July 23, 2021.

The Washington County Board of Supervisors will act upon the Planning Commission recommendations at 3:00 p.m. on August 24, 2021 in the Supervisors Room, Courthouse, Blair, Nebraska. (for applicable agenda items)

1. COMMISSION ACTION:

1. Roll Call of Members
2. Approval of June 3, 2021 minutes.
3. Approval of Agenda
4. Open Meetings Act Posting

A copy of the "Open Meetings Act" is posted on the Board Room Door and by the safe in the Board Room.

2. OLD BUSINESS

Robert Wilkins & Sons Administrative review of CUP 02-05, application of sludge

Mike Fitzgerald Administrative review of CUP 04-04, application of Bio Solids

Board of Education Administrative review of CUP 13-02, application of Bio Solids

Conditional Use Permit reviews: Approved Administratively per County Zoning Regulations Section 6.14 and 6.18.

3. PUBLIC HEARINGS

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.

1. Recognition of staff report in the Commission packet
2. Any new/additional comments from the Planning Administrator
3. Presentation by the applicant
4. Comments from the Commission
5. Chairman opens the public hearing
6. Chairman closes the public hearing
7. Additional comments from the Commission
8. Action by Commission to approve, approve with conditions, deny, or continue (for stated reasons) this request

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.

1. Recognition of staff report in the Commission packet
2. Any new/additional comments from the Planning Administrator
3. Presentation by the applicant
4. Comments from the Commission
5. Chairman opens the public hearing
6. Chairman closes the public hearing
7. Additional comments from the Commission
8. Action by Commission to approve, approve with conditions, deny, or continue (for stated reasons) this request

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.

1. Recognition of staff report in the Commission packet

2. Any new/additional comments from the Planning Administrator
3. Presentation by the applicant
4. Comments from the Commission
5. Chairman opens the public hearing
6. Chairman closes the public hearing
7. Additional comments from the Commission
8. Action by Commission to approve, approve with conditions, deny, or continue (for stated reasons)
this request

4. NEW BUSINESS:

5. REPORTS FROM STAFF:

6. ITEMS FROM THE MEMBERSHIP:

7. ITEMS FROM THE PUBLIC:

8. ADJOURNMENT: