

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

May 7, 2020

7:00 p.m.

Supervisors Room, County Courthouse, 1555 Colfax Street, Blair, Nebraska

“All Commission members receive staff reports approximately one week prior to the meeting”

MEMBERS PRESENT

Gary Lambrecht - Board room
Matt Mathiesen - Zoom
Steve Neuverth - Zoom
Kevin Hartzell - Board room
Lyle Schjodt - Zoom
Doug Wolfe - Board room
Mike Anderson - Zoom

STAFF PRESENT

Chris Shewchuk
Teresa McBride
Lori Diefenbaugh

COMMISSION ACTION:

Chairman Lambrecht called the meeting to order at 7:00 p.m.

Roll call by Chris Shewchuk, WCPZA. All members were present, either in the Board room or on Zoom.

With regard to the April 2, 2020 minutes, the following action was taken:

MOTION: Wolfe
I move the minutes be approved.
SECOND: Anderson
VOTE: Aye – Wolfe, Mathiesen, Hartzell, Lambrecht, Schjodt, Neuverth, Anderson
Nay - none

MOTION CARRIED

With regard to the agenda, the following action was taken:

Chris Shewchuk, WCPZA, mentioned that a discussion item had been added to the Agenda.

MOTION: Hartzell
I move the agenda be approved as presented.
SECOND: Mathiesen
VOTE: Aye – Wolfe, Mathiesen, Hartzell, Lambrecht, Schjodt, Neuverth, Anderson
Nay – none

MOTION CARRIED

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.

OLD BUSINESS

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

Table with 2 columns: Entity Name and Description of Review. Includes Dam Farms, Inc, Camp Fontanelle, Cottonwood Marina, Kelli Shaner, Calli Soll, Andrew Ruwe, and US Cellular.

PUBLIC HEARING

1. LOT SPLIT AND REZONING

Adam Wrich is requesting approval of a lot split on Tax Lots 24 and 52, Section 27-19-11 and a change of zone from A-1 to A-LSR for the newly created lot. This request is in accordance with Section 2.02 of the Subdivision Regulations and Section 5.07 of the Zoning Regulations. Tax Lots 24 and 52 are located on the east side of Highway 75, north of County Road 14, Blair.

Adam Wrich and Katie Wacker were present on Zoom. They explained their request to split off 3.6 acres to build a house. The State has approved a driveway off of US Hwy 75.

Chairman Lambrecht opened the public hearing.
Chairman Lambrecht closed the public hearing.
Chairman Lambrecht asked for thoughts and actions from the Commission.

MOTION: Anderson  
I make a motion to approve the Lot Split and Rezone requests.  
SECOND: Wolfe  
VOTE: Aye – Wolfe, Mathiesen, Hartzell, Lambrecht, Schjodt, Neuverth, Anderson  
Nay – none

MOTION CARRIED

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2 BOUNDARY CHANGE AND REZONING

Craig Hegemann is requesting approval of a boundary change for Tax Lot 12, Section 22-18-10 and a change of zone from A-1 to A-LSR for expanded Tax Lot 12. This request is in accordance with Section 2.02 of the Subdivision Regulations and Section 5.07 of the Zoning Regulations. Tax Lot 12 is located on the west side of County Road P17, one-quarter mile south of County Road 24, Arlington.

Craig Hegemann was present on Zoom. He would like to purchase land from an adjoining property to have a large enough area to put up an accessory building.

Chairman Lambrecht opened the public hearing.  
Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

MOTION: Mathiesen  
I make a motion to approve the Boundary Change and Rezone request.  
SECOND: Neuverth  
VOTE: Aye – Wolfe, Mathiesen, Hartzell, Lambrecht, Schjodt, Neuverth, Anderson  
Nay – none

MOTION CARRIED

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NEW BUSINESS

Discussion on possible Zoning Regulation Text Amendment for “Special Event Venue” Conditional Use Permit  
The commission discussed various aspects of conditionally allowing event venues in the county by adding a Text Amendment to the Zoning Regulations. Many concerns were voiced, including location, times of operation, liquor licenses, issues with neighbors, public safety, septic systems, roads, lack of infrastructure, fairness to everyone in the county, zoning restrictions and building codes.

ITEMS FROM THE STAFF

ITEMS FROM THE MEMBERSHIP

ITEMS FROM THE PUBLIC

ADJOURNMENT

MOTION: Schjodt  
I move to adjourn the meeting.  
SECOND: Wolfe  
VOTE: Aye – Wolfe, Mathiesen, Hartzell, Lambrecht, Schjodt, Neuverth, Anderson  
Nay – none

MOTION CARRIED

The meeting was adjourned at 7:55.

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Gary Lambrecht, Chairman