

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

June 4, 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
Matt Mathiesen (Zoom)
Kevin Hartzell
Lyle Schjodt (Zoom)
Doug Wolfe
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. Neuerth was absent.

With regard to the May 7, 2020 minutes, the following action was taken:

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

MOTION CARRIED

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

MOTION: Wolfe
I move the agenda be approved as presented.
SECOND: Hartzell
VOTE: Aye – Lambrecht, Mathiesen, Hartzell, Schjodt, Wolfe, 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.

OLD BUSINESS

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

PUBLIC HEARING

1. CONDITIONAL USE PERMIT

- 1. Request for approval of a Conditional Use Permit on the west ½ of the northeast quarter of the northwest quarter, Section 5-17-12, to allow a temporary second dwelling during construction of a new dwelling on property zoned A-1. Applicant: Lee McCoy. Location: 9505 Lost Valley Lane, Blair.

Lee McCoy was present on Zoom. He explained their desire to live in the existing house until a new house was built. The new house would be decommissioned.

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

MOTION: Wolfe
I make a motion to approve the CUP request for a temporary second dwelling during construction for a duration of two years.
SECOND: Hartzell
VOTE: Aye – Lambrecht, Mathiesen, Hartzell, Schjodt, Wolfe, Anderson
Nay – none

MOTION CARRIED

CONDITIONAL USE PERMIT

- Request for approval of a Conditional Use Permit on Tax Lot 67, Section 35-17-12 to operate a dog obedience training facility in a residential outbuilding on property zoned A-1. Applicant: Melissa Lester. Location: 7902 Dutch Hall Road, Omaha.

Melissa Lester explained her plan to operate a training facility on her property. The dogs would only be in the building, which is sound proof. The owners will bring the animals in on a leash. The hours will be 6-9pm two-three nights a week, with a maximum of six owners in each class with an hour between classes. There may be some weekend activity. This is for hobby use only for her and her friends. It is not open to the public and no retail sales will be going on. There is a \$10 fee charged. She now lives full time in her home in Omaha and works in Nebraska City. She plans to move into the house full time around July 4th.

Chairman Lambrecht opened the public hearing.

Shewchuk noted several letters the Planning Office had received from the public:

Ed & Theresa Van Buren were in support of the CUP request.

Rennea Jensen-Brown & Lew Brown, Mr. & Mrs. David Hauge, Mr. & Mrs. Philip Jensen, Dan Wiemer, Barb & Tom Hemmingson, Klint Benson, Cody Thielen, Debbie Thielen, Mark Thielen, Michael Reed, Dwight & Michelle Eveland all wrote against the CUP request stating reasons of traffic, noise, change of use, doesn't fit into the neighborhood, not a commercial area, no way to monitor and control actions and keep the activity to what Mrs. Lester has stated and the history of the property.

Several members of the public were also on Zoom and asked questions regarding the topics they mentioned in their letters. Terri Adkins spoke in support of the CUP.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

The Commission discussed the concerns mentioned by the public and asked questions of Mrs. Lester. Questions were regarding the shared driveway, if Mrs. Lester resides in the onsite home, the hours of operation, what type of dogs would be allowed in the building, the charged fee, the fencing, number of kennels, and if the building was used for any agricultural use. They also discussed if the building was built and inspected to ADA standards. The business name of Mrs. Lester's operation is "Dig's Place".

Chairman Lambrecht reminded the public that CUP's can be revisited and revoked at any time if the approved conditions are not being kept.

MOTION: Anderson

I make a motion to deny the CUP request.

SECOND: Schjodt

VOTE: Aye – Mathiesen, Hartzell, Schjodt, Wolfe, Anderson

Nay – Lambrecht

MOTION CARRIED

NEW BUSINESS

ITEMS FROM THE STAFF

ITEMS FROM THE MEMBERSHIP

Lambrecht asked if there had been any progress on the new Comprehensive Plan and Zoning Regulations. Shewchuk stated there had not been any progress due to no public hearings being able to be held at this time.

ITEMS FROM THE PUBLIC

ADJOURNMENT

MOTION: Hartzell

I move to adjourn the meeting.

SECOND: Mathiesen

VOTE: Aye – Lambrecht, Mathiesen, Hartzell, Schjodt, Wolfe, Anderson

Nay – none

MOTION CARRIED

The meeting was adjourned at 8:07pm.

Gary Lambrecht, Chairman