

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

January 7, 2021 7:00 PM

Blair Public Library 2233 Civic Dr, Blair Nebraska

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

1. COMMISSION ACTION:

1.1. Roll Call of Members - all members present

1.2. Approval of Agenda

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

Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Aye, Rasmussen: Aye, Smith: Aye
Aye: 7, Nay: 0

1.3. Election of Chair and Vice-Chair

1.3.1. Election of Planning Commission Chairman

Lambrecht was nominated for Chairman. Motion Rasmussen and second by Mathiesen to cease nominations. Motion Carried. Anderson: Aye, Hartzell: Aye, Lambrecht: Nay, Mathiesen: Aye, Neuverth: Aye, Rasmussen: Aye, Smith: Aye
Aye: 6, Nay: 1

1.3.2. Election of Planning Commission Vice-Chairman

Mathiesen was nominated for Vice-Chairman. Motion Rasmussen and second by Lambrecht to cease nominations. Motion Carried. Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Nay, Neuverth: Aye, Rasmussen: Aye, Smith: Aye
Aye: 6, Nay: 1

1.4. Approval of November 5, 2020 minutes

Motion Neuverth and second by Anderson to approve the minutes of the November 5, 2020 meeting of the Washington County Planning Commission as presented. Motion Carried.

Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Aye, Rasmussen: Aye, Smith: Abstain (Without Conflict)
Aye: 6, Nay: 0, Abstain (Without Conflict): 1

1.5. 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

Dam's Farms	Administrative review of CUP 11-05, application of sludge
Robert Wilkins & Sons	Administrative review of CUP 14-01, application of sludge
Mark Thompson	Administrative review of CUP 98-12, application of sludge
Kriete Farms	Administrative review of CUP 01-01, application of sludge
Gerald Hoegermeyer	Administrative review of CUP 00-08, application of sludge
Melissa Lester	Administrative review of CUP 20-01, dog training facility
AT&T	Administrative review of CUP 11-02, broadcast tower

3. PUBLIC HEARINGS

3.1. CONDITIONAL USE PERMIT MODIFICATION

Nutrien Ag Solutions is requesting a modification to CUP 19-13 for retail sale of hazardous and non-hazardous agricultural fertilizer on property zoned A-1 in accordance with the Land Use Matrix and Article

6 of the Zoning Regulations. Property is Tax Lot 10 in Section 33, Township 18 North, Range 10 East of the 6th P.M. General location is County Road 15 and County Road 30, 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

Mike Monke presented the request to the Commission. The expansion of the existing facility will include a new 13,500 square foot dry fertilizer building, a new 15,000 square foot product warehouse building, and a 2,200 square foot office addition. Future expansions include a one-million gallon bulk liquid fertilizer tank and additions to the warehouse and dry fertilizer buildings.

3.1.4. Comments from the Commission

3.1.5. Chairman opens the public hearing

3.1.6. Comments from the floor and/or in writing

3.1.7. Additional comments from the Commission

3.1.8. Chairman closes the public hearing

3.1.9. 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 Nutrien Ag solutions for a Modification of CUP 19-13 for the retail sale of hazardous and non-hazardous agricultural fertilizer, including proposed expansion as shown on the site plan to coincide with the current 25 years. Motion Carried. Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Aye, Rasmussen: Aye, Smith: Aye Aye: 7, Nay: 0

3.2. LOT SPLIT AND CHANGE OF ZONE

Ted Welchert, for the Donna Jean Welchert Estate, is requesting approval of a one-time lot split of the SW1/4 of the NW1/4 of Section 23, Township 17 North, Range 12 East of the 6th P.M. 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 3711 County Road P43, Fort Calhoun, NE.

3.2.1. Recognition of staff report in the Commission packet

3.2.2. Any new/additional comments from the Planning Administrator

3.2.3. Presentation by the applicant

Ted Welchert presented application explaining that they wanted to split off the house and buildings from the farm ground.

3.2.4. Comments from the Commission

3.2.5. Chairman opens the public hearing

Nancy Knapp requested a clarification of rezoning the property.

3.2.6. Comments from the floor and/or in writing

3.2.7. Additional comments from the Commission

3.2.8. Chairman closes the public hearing

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

Motion Hartzell and second by Smith to approve the request of Ted Welchert for a one-time lot split of the SW1/4 of the NW1/4 of Section 23, Township 17 North, Range 12 East of the 6th P.M. and a change of zone from A-1 to A-LSR for the newly created parcel. Motion Carried. Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Aye, Rasmussen: Aye, Smith: Aye Aye: 7, Nay: 0

3.3. LOT SPLIT AND CHANGE OF ZONE

Ted Welchert, for the Donna Jean Welchert Estate, is requesting approval of a one-time lot split of the W1/2 of the NW1/4 of the NE1/4 of Section 27, Township 17 North, Range 12 East of the 6th P.M. 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 2874 County Road P41, Omaha, NE.

3.3.1. Recognition of staff report in the Commission packet

3.3.2. Any new/additional comments from the Planning Administrator

3.3.3. Presentation by the applicant

Ted Welchert presented application explaining that they wanted to split off the house and buildings from the farm ground.

3.3.4. Comments from the Commission

Discussion regarding when the property was originally split and the placement of the terraces. Willie Welchert stated that their parents purchased the 20 acre property in 1965.

3.3.5. Chairman opens the public hearing

3.3.6. Comments from the floor and/or in writing

3.3.7. Additional comments from the Commission

There was discussion among the Commission regarding the eligibility of the one-time lot split due to the size of the property and if the split off could be for the vacant ground instead of the house and buildings.

3.3.8. Chairman closes the public hearing

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

Motion Rasmussen and second by Hartzell to approve the request of Ted Welchert for a one time lot split of the W1/2 of the NW1/4 of the NE1/4 of Section 27-17-12 and a change of zone from A-1 to A-LSR for the newly created parcel. Motion Carried. Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Nay, Neuverth: Nay, Rasmussen: Aye, Smith: Aye Aye: 5, Nay: 2

3.4. LOT SPLIT AND CHANGE OF ZONE

Scot Thompson, for Scot Thompson Farms, LLC, is requesting approval of a one-time lot split of the NW1/4 and the NW1/4 of the SW1/4 of Section 36, Township 20 North, Range 9 East of the 6th P.M. 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 23933 County Road 4, Herman, NE.

3.4.1. Recognition of staff report in the Commission packet

3.4.2. Any new/additional comments from the Planning Administrator

3.4.3. Presentation by the applicant

Applicant was not able to be present. Shewchuk presented the application request for a one time lot split to separate the house and buildings from the farm ground.

3.4.4. Comments from the Commission

There was discussion regarding why the survey of the ground being split was designed the way it was.

3.4.5. Chairman opens the public hearing

3.4.6. Comments from the floor and/or in writing

3.4.7. Additional comments from the Commission

3.4.8. Chairman closes the public hearing

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

Motion Hartzell and second by Mathiesen to approve the request of Scot Thompson for a one time lot split of the NW 1/4 and the NW1/4 of the NE1/4 of Section 36-20-9 and change of zone from A-1 to A-LSR for

the newly created parcel. Motion Carried. Anderson: Nay, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Aye, Rasmussen: Aye, Smith: Aye Aye: 6, Nay: 1

3.5. CONDITIONAL USE PERMIT RENEWAL

Cathy Stephens, for Owl Rentals, is requesting approval of a renewal of CUP 19-04 to operate a short-term lodging establishment on property zoned RA in accordance with the Land Use Matrix and Article 6 of the Zoning Regulations. The property is Lot 8, Long Creek Subdivision located at 5009 County Road 39, Fort Calhoun, NE.

3.5.1. Recognition of staff report in the Commission packet

3.5.2. Any new/additional comments from the Planning Administrator

3.5.3. Presentation by the applicant

Cathy Stephens presented the request to renew the CUP with a term of 5 years.

3.5.4. Comments from the Commission

Shewchuk questioned the number of building code approved bedrooms in the house. Stephens stated there were 5. There was discussion regarding if there had been any complaints or if law enforcement had to be called to the property. Stephens stated there were none.

3.5.5. Chairman opens the public hearing

3.5.6. Comments from the floor and/or in writing

3.5.7. Additional comments from the Commission

Anderson asked Shewchuk if there were any concerns with going to the 5 year term. Shewchuk stated there were no concerns, but would like clarification in the motion if it was going to be for a term or review.

3.5.8. Chairman closes the public hearing

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

Motion Anderson and second by Rasmussen to approve the request of Cathy Stephens for a renewal of CUP 19-04 to operate a short-term lodging establishment at 5009 County Road 39, Fort Calhoun, NE for a 5 year term with fee being waived if approved. Motion Carried.

Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Aye, Rasmussen: Aye, Smith: Aye Aye: 7, Nay: 0

3.6. TEXT AMENDMENT

Request by Jeff and Maria Bledsoe to amend the Washington County Zoning Regulations by adding "Limited Festivals and Events" as a Conditional Use in the A-1 Zoning District.

Lambrecht stated that Shewchuk requested this item be continued to the February meeting due to the verbiage of the Amendment needing more work. Lambrecht stated he believed he would not have to open the public hearing if it was moved to continue this to the next meeting.

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

Motion Mathiesen and second by Hartzell to continue this request to the February 4, 2021 meeting of the Planning Commission. Motion Carried. Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Aye, Rasmussen: Aye, Smith: Aye Aye: 7, Nay: 0

4. NEW BUSINESS:

5. REPORTS FROM STAFF:

6. ITEMS FROM THE MEMBERSHIP:

It was confirmed that the six pack had met and would be meeting again to discuss the text amendment application. There was also discussion regarding events being held and what the term of a 'season' meant.

7. ITEMS FROM THE PUBLIC:

8. ADJOURNMENT:

Motion Neuverth and second by Mathiesen to adjourn the January 7, 2021 meeting of the Washington County Planning Commission at 8:18 pm. Motion Carried.

Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Aye, Rasmussen: Aye, Smith: Aye
Aye: 7, Nay: 0

Gary Lambrecht, Chairman