

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

January 5, 2023 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. Roll Call of Members**

All present including Shewchuk, Diefenbaugh and McBride

**2. Approval of November 3, 2022 minutes.**

Motion Anderson and second by Hartzell to approve the minutes of the November 3, 2022 meeting of the Washington County Planning Commission as presented. Motion Carried.

Anderson: Aye, Hartzell: Aye, Hoegermeyer: Abstain (Without Conflict), Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Abstain (Without Conflict)

Aye: 5, Nay: 0, Abstain (Without Conflict): 2

**3. Approval of Agenda**

Planning Administrator certifies that a notice of the meeting was given by publication in The Enterprise, the Official Newspaper of Washington County, on December 23, 2022 and is on file in the Planning & Zoning office.

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

Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye  
Aye: 7, Nay: 0

**4. Election of Chair and Vice-Chair**

4.1. Election of Planning Commission Chairman

Motion Anderson and second by Lambrecht to move nominations cease and Matt Mathiesen be elected as Chairman. Motion Carried.

Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye  
Aye: 7, Nay: 0

4.2. Election of Planning Commission Vice-Chairman

Motion Anderson and second by Lambrecht to move nominations cease and Michael Smith be elected as Vice-Chairman. Motion Carried.

Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye  
Aye: 7, Nay: 0

**5. Open Meetings Act Posting** Chairman Mathiesen 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.

**6. OLD BUSINESS**

Scot Thompson	Administrative review of CUP 98-12, application of sludge
Kriete Farms	Administrative review of CUP 01-01, application of sludge
Greg Hoegermeyer	Administrative review of CUP 98-07, application of sludge
Greg Hoegermeyer	Administrative review of CUP 00-08, application of sludge
3 C's Inc	Administrative review of CUP 89-05, application of sludge
Dam's Farms	Administrative review of CUP 11-05, application of sludge
Robert Wilkens & Sons	Administrative review of CUP 14-01, application of sludge
Melissa Lester	Administrative review of CUP 20-01, operation of Dog Training Facility

**7. PUBLIC HEARINGS**

The Washington County Board of Supervisors will act upon the Planning Commission recommendations at 3:00 p.m. on January 24, 2023 in the Supervisors Room, Courthouse, Blair, Nebraska. (for applicable agenda items)

**7.1. CONDITIONAL USE PERMIT**

Justin Thompson representing Leisure Properties, LLC requests approval for a renewal of CUP 14-15 to operate a RV Park on property zoned A-1. Property described as Tax Lots 11 & 17 in Section 6, Township 17 North, Range 13 East of the Sixth P.M. General location is 6070 County Road 47, Fort Calhoun, NE.

7.1.1. Recognition of staff report in the Commission packet

7.1.2. Any new/additional comments from the Planning Administrator

7.1.3. Presentation by the applicant

Justin Thompson presented the application

7.1.4. Comments from the Commission

General information about the property was discussed

7.1.5. Chairman opens the public hearing

7.1.6. Chairman closes the public hearing

7.1.7. Additional comments from the Commission

7.1.8. Action by Commission to approve, approve with conditions, deny, or continue (for stated reasons) this request Motion Lambrecht and second by Hartzell to approve the request of Justin "Thompson, for Leisure Properties, LLC, to renew a Conditional Use Permit to operate a Recreational Vehicle Park on Tax Lots 11 and 17 in Section 6-17-13, with five-year review periods, subject to development being in accordance with the approve site plan and compliance with all County Floodplain Regulations. Motion Carried.

Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye  
Aye: 7, Nay: 0

8. NEW BUSINESS:

9. REPORTS FROM STAFF:

--Discussion regarding joint Board of Supervisors/Planning Commission meeting.

--She wchuk thanked Lambrecht for his time of service as the Planning Commission Chairman

10. ITEMS FROM THE MEMBERSHIP:

11. ITEMS FROM THE PUBLIC:

Ben Stangl, Robbin Jeffrey, Jay Miller, Cindy Miller, Don Jeffrey, and Scott Stangl all talked about the proposed comprehensive plan and zoning regulations.

12. ADJOURNMENT:

Motion Lambrecht and second by Hartzell to adjourn the January 5, 2023 meeting of the Washington County Planning Commission at 8:18 p.m. Motion Carried.

Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Nay, Taylor: Aye  
Aye: 6, Nay: 1

---

Matt Mathiesen, Chairman