

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

Thursday, February 2, 2023

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”

Chairman Mathiesen called the meeting to order at 7:00 PM

Roll Call of Members

Hoegermeyer – absent

Lambrecht arrived at 7:01 pm

Also present for the meeting: Shewchuk, Dieffenbaugh & McBride

Approval of January 5, 2023 minutes.

Motion Anderson and second by Hartzell to approve the minutes of the January 5, 2023 meeting of the Washington County Planning Commission as presented. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Absent, Lambrecht: Absent, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 5, Nay: 0, Absent: 2

Approval of Agenda

Motion Smith and second by Taylor to approve the agenda as presented. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Absent, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 6, Nay: 0, Absent: 1

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.

OLD BUSINESS

NONE

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

PUBLIC HEARINGS:

NONE

NEW BUSINESS:

Request for Conservation Easement--Gregory Drew is requesting approval of a conservation easement on approximately 317 acres of land in Sections 25 and 26, Township 17 North, Range 12 East of the 6th PM and Section 30, Township 17 North, Range 13 East of the 6th PM. General location is west of Highway 75 at County Road P38.

Drew introduced others in attendance and presented the application. Discussed how the land has been and is currently taxed and how they foresee the future tax situation even though it is owned by a 501c3. Drew clarified that the easement would not change the tax status of the land. Dave Sands (Nebraska Land Trust) explained what the conservation easement was providing and how an easement could be terminated. Anderson asked Mary Lou Chapek if the property in the current easement paid all assessed taxes since 2016. She stated they did because they want to be good neighbors. Anderson asked Chapek what her goal was. She stated she would like to conserve as much property as possible.

The Commission discussed a variety of things and asked additional questions.

Chairman accepted comments from the public:

Jarrod Lane requested clarification of motion and spoke in opposition due to it being in perpetuity.

Brandon Miller stated that if the comp plan changed, it might go against the growth of the county due to it being in perpetuity.

Brian Jennings asked what happens to the easement if the company gets sold, etc. The company has an endowment, and the easement would remain the same.

Charles Gaylord spoke in support.

Motion Lambrecht and second by Anderson that the Planning Commission finds the proposed Conservation Easement is in conformity with comprehensive planning for the area. Motion Carried. Anderson: Aye, Hartzell: Nay, Hoegermeyer: Absent, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 5, Nay: 1, Absent: 1

REPORTS FROM STAFF:

Shewchuk – Blair City Council invited the commission to a retreat with training focused on planning and possible issues.

ITEMS FROM THE MEMBERSHIP:

Anderson discussed the meeting with the six pack

ITEMS FROM THE PUBLIC:

ADJOURNMENT:

Motion Smith and second by Hartzell to adjourn the February 2, 2023 meeting of the Washington County Planning Commission at 7:59 p.m.

Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Absent, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye

Aye: 6, Nay: 0, Absent: 1

Matt Mathiesen, Chairman