

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

Thursday, March 9, 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

All members present including Shewchuk, Diefenbaugh and McBride.

Approval of February 2, 2023 minutes.

Motion Lambrecht and second by Anderson to approve the minutes of the February 2, 2023 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: Aye Aye: 6, Nay: 0, Abstain (Without Conflict): 1

Approval of Agenda

Motion Hoegermeyer and second by Hartzell 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

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

Tyson Farms Administrative review of CUP 07-04, application of corn milling bio-solids
Robert Peterson Administrative review of CUP 07-06, application of corn milling bio-solids
Neale Farms Administrative review of CUP 07-07, application of corn milling bio-solids
Neale Farms Administrative review of CUP 14-06, application of corn milling bio-solids
Randy Blomker Administrative review of CUP 07-08, application of corn milling bio-solids
Camp Fontanelle Administrative review of CUP 09-02, RV Park
Jeff & Maria Bledsoe Administrative review of CUP 08-02, lighted sign
Hoier/Botteger Administrative review of CUP 14-03, application of corn milling bio-solids
Neale Farms Administrative review of CUP 14-04, application of sludge
Kriete Farms Administrative review of CUP 14-05, application of sludge
Samson Administrative review of CUP 21-03, short term lodging: the signed review and proof of insurance have not been submitted to the office by the applicant as required. Application will be reviewed once items are submitted.

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

PUBLIC HEARINGS

THE WASHINGTON COUNTY BOARD OF SUPERVISORS WILL ACT UPON THE PLANNING COMMISSION RECOMMENDATIONS AT 3:00 P.M. ON MARCH 28, 2023, IN THE SUPERVISORS ROOM, COURTHOUSE, BLAIR, NEBRASKA. (FOR APPLICABLE AGENDA ITEMS)

LOT MERGER

Joel Fredericksen is requesting approval of a Lot Merger for two adjoining lots on property zoned R-3(old). The properties involved are described as Lot 5 Lakeview Estates and Tax Lot 62 in Section 13, Township 17 North, Range 11 East of the Sixth P.M. General location: 11244 County Road 34, Blair, NE.

Recognition of staff report in the Commission packet

Any new/additional comments from the Planning Administrator

Presentation by the applicant

Joel presented the application and explained what he wants to do.

Comments from the Commission

Anderson asked Joel about the existing outbuilding on the property. Joel explained that the building was pre-existing to his purchase of the property.

Chairman opens the public hearing

Chairman closes the public hearing

Additional comments from the Commission

Discussion regarding primary structures/uses and how that relates to accessory structures.

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

Motion Smith and second by Anderson to approve the request of Joel Fredericksen for a Lot Merger of Lot 5 Lakeview Estates and Tax Lot 62 in Section 13-17-11. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 7, Nay: 0

NEW BUSINESS:

REPORTS FROM STAFF:

ITEMS FROM THE MEMBERSHIP:

Anderson discussed the silt fence regulation that was recently approved by the board
Lambrecht discussed the joint presentation and training that the city of Blair provided.

ITEMS FROM THE PUBLIC:

Brandon Miller, 9357 County Road 37, discussed the Land Use Matrix

ADJOURNMENT:

Motion Hoegermeyer and second by Taylor to adjourn the March 9, 2023 meeting of the Washington County Planning Commission at 7:39 p.m.
Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 7, Nay: 0

Matt Mathiesen, Chairman