

## WASHINGTON COUNTY PLANNING COMMISSION MINUTES

Thursday, May 4, 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 & McBride

### Approval of April 6, 2023 minutes.

Motion Hoegermeyer and second by Lambrecht to approve the minutes of April 6, 2023 meeting of the Washington County Planning Commission as presented. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye  
Aye: 7, Nay: 0

### Approval of Agenda

Planning & Zoning Administrator certifies that a notice of the meeting was given by publication in The Enterprise, the Official Newspaper of Washington County, on April 21, 2023, and is on file in the Planning & Zoning office.

Motion Lambrecht 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

### 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

Camp Fontanelle Administrative review of CUP 15-04 - off premise sign  
TBR, Inc. Administrative review of CUP 21-07 - application of sludge  
Skinny Bones Administrative review of CUP 21-08 - event venue

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 (DATE) IN THE SUPERVISORS ROOM, COURTHOUSE, BLAIR, NEBRASKA. (FOR APPLICABLE AGENDA ITEMS)

### CUP MODIFICATION

Dwight Dam of Dam's Farms, Inc is requesting approval for a CUP Modification to add a location for the application of sludge as fertilizer substitute and soil conditioner. The property is described as SW1/4, S1/2 NW1/4, NW1/4 SE1/4 and SW1/4 NE1/4 in Section 4 -Township 19 North-Range 9 East of the Sixth P.M. General location is County Road 3 & County Road 8, Hooper, NE.

Recognition of staff report in the Commission packet

Any new/additional comments from the Planning Administrator

Shewchuk confirmed with the county roads department that the route is acceptable

Presentation by the applicant

Dwight presented the application. Shewchuk pointed out that there was a house located within 500 feet of the field where sludge would be applied.

Comments from the Commission

Discussion regarding the length of the current CUP, how close the sludge could be spread to homes & how much and when sludge is applied.

Chairman opens the public hearing

City of Omaha introduced Wayne Beal. He has replaced Don Hembry and will be taking care these applications.

Chairman closes the public hearing

Additional comments from the Commission

Additional discussion regarding the distance of the house to the field, wells, etc.

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

Motion Lambrecht and second by Hoegermeyer to recommend approval to the request of Dwight Dam for Dam's Farms, Inc. for a Conditional Use Permit for sludge application in Section 4-19-9, with a one-year review period. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye  
Aye: 7, Nay: 0

### PRELIMINARY PLAT AND REZONE

Craig Linnenbrink representing Amber Linnenbrink & Aaron Bummer requests approval of a preliminary plat to create a 3-lot subdivision and to rezone the property from A-1 to RS-1. The property is described as TL 48 in Section 35 -Township 17 North-Range 12 East of the Sixth P.M. General location is County Road 45 and Kobs Lane, Fort Calhoun, NE.

Recognition of staff report in the Commission packet

Any new/additional comments from the Planning Administrator

Shewchuk stated the driveway entrances were located and approved by the county roads department

Presentation by the applicant

Craig Linnenbrink presented the application and answered questions

Comments from the Commission

Discussion regarding access to water, the driveways and the waiver of the internal road and green space

Chairman opens the public hearing

Three people spoke regarding the concerns of additional houses and driveways, who designed the subdivision and a question regarding hooking up to rural water in general

Chairman closes the public hearing

Additional comments from the Commission

Discussion regarding the driveways, how big of an area for the concrete apron and the zoning change

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

Motion Smith and second by Taylor to recommend approval to the request of Amber Linnenbrink and Aaron Bummer for a Preliminary Plat of Hidden Hills Subdivision and a change of zone from A-1 to RS-1. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoergemeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 7, Nay: 0

**NEW BUSINESS:**

**REPORTS FROM STAFF:**

Six pack meeting report by Shewchuk and how he would be bringing items of discussion to take back to the six pack

Discuss driveway access for lot splits by Anderson

**ITEMS FROM THE MEMBERSHIP:**

**ITEMS FROM THE PUBLIC:**

**ADJOURNMENT:**

Motion Hoergemeyer and second by Hartzell to adjourn the May 4, 2023, meeting of the Washington County Planning Commission at 7:48 pm.

Motion Carried. Anderson: Aye, Hartzell: Aye, Hoergemeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 7, Nay: 0

---

Matt Mathiesen, Chairman