

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

Thursday, September 7, 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

Smith – absent

Also present for the meeting: Shewchuk, Diefenbaugh & McBride

Approval of July 6, 2023 minutes.

Motion Hartzell and second by Anderson to approve the minutes of the July 6, 2023 meeting of the Washington County Planning Commission as presented. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Abstain (Without Conflict), Mathiesen: Aye, Smith: Absent, Taylor: Aye Aye: 5, Nay: 0, Absent: 1, Abstain (Without Conflict): 1

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 August 25, 2023, and is on file in the Planning & Zoning office.

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: Absent, 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

- Robert Wilkins & Sons** Administrative review of CUP 02-05 - Sludge
- Board of Education** Administrative review of CUP 13-02 - Corn Milling Bio-Solids
- Mike Fitzgerald** Administrative review of CUP 04-04 - Corn Milling Bio-Solids
- Rhea Cattle Company** Administrative review of CUP 13-04 - Farm Hand Trailer
- Abe's Trash Service** Administrative review of CUP 08-04 - Expand C & D Landfill
- TBR, Inc.** Administrative review of CUP 22-05 - Gypsum

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 SEPTEMBER 26, 2023, IN THE SUPERVISORS ROOM, COURTHOUSE, BLAIR, NEBRASKA. (FOR APPLICABLE AGENDA ITEMS)

FINAL PLAT

Craig Linnenbrink representing Amber Linnenbrink & Aaron Bummer requests approval of a final plat to create a 3-lot subdivision. 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
- Presentation by the applicant

Craig Linnenbrink presented the application.

Comments from the Commission

Shewchuk stated that the drainage study noted individual lot owners would need to be responsible for stormwater management at the time of construction.

Discussion regarding Lots 2 and 3 needing to share access to County Road 45.

Chairman opens the public hearing

Chairman closes the public hearing

Additional comments from the Commission

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

Motion Hartzell and second by Taylor to recommend approval to the final plat of Hidden Hills Subdivision, based upon conformity with the approved preliminary plat, with the condition that individual lot owners shall be responsible for stormwater management at the time of construction. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Absent, Taylor: Aye Aye: 6, Nay: 0, Absent: 1

CONDITIONAL USE PERMIT

Michele Roth of Great Plains Land Services, Inc. is representing Omaha Cellular Telephone Co, DBA Verizon Wireless and is seeking approval of a

Conditional Use Permit to construct a 130 ft communications tower with a 15 ft lightning rod on property zoned A-1. The property involved is described as TL 15 in Section 20 - Township 17 North-Range 12 East of the Sixth P.M. Location is 3241 Penny Ln, Fort Calhoun, NE.

Recognition of staff report in the Commission packet

Any new/additional comments from the Planning Administrator

Shewchuk stated the nearest property owner will be building a new house very close to the tower.

Presentation by the applicant

Michele Roth presented the application.

Comments from the Commission

Chairman opens the public hearing

Dane & Sandy Kucera spoke in opposition.

Craig Linnenbrink spoke in favor.

Kenneth Norris spoke

Chairman closes the public hearing

Additional comments from the Commission

Michele responded to concerns

Discussion by Commission members regarding placement of the tower, possible alternate sites

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

Motion Anderson and second by Hartzell to recommend to deny the request of Omaha Cellular Telephone Company DBA Verizon Wireless for a Conditional Use Permit to construct a 130-foot communications tower with a 15-foot lightning rod on Tax Lot 15 in Section 20, Township 17 North, Range 12 East of the 6th P.M. Motion Failed. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Nay, Lambrecht: Nay, Mathiesen: Nay, Smith: Absent, Taylor: Aye Aye: 3, Nay: 3, Absent: 1

REZONE SITE PLAN MODIFICATION

Cottonwood Marina, LLC. is seeking approval for a site plan modification on property zoned A-1 (RV/M). The property is described as Cottonwood Cove Lot 1. Location is 10270 Riverside Lane, Blair, NE.

Recognition of staff report in the Commission packet

Any new/additional comments from the Planning Administrator

Presentation by the applicant

Mike and Steve Lupardus presented the application

Comments from the Commission

Chairman opens the public hearing

Chairman closes the public hearing

Additional comments from the Commission

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

Motion Lambrecht and second by Mathiesen to recommend approval to the Cottonwood Cove RV Park/Marina revised site plan. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Matt Mathiesen: Aye, Michael Smith: Absent, David Taylor: Aye Aye: 6, Nay: 0, Absent: 1

NEW BUSINESS:

REPORTS FROM STAFF:

ITEMS FROM THE MEMBERSHIP:

ITEMS FROM THE PUBLIC:

ADJOURNMENT:

Motion Hoegermeyer and second by Anderson to adjourn the September 7, 2023 meeting of the Washington County Planning Commission at 9:32 p.m. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Absent, Taylor: Aye Aye: 6, Nay: 0, Absent: 1

Matt Mathiesen, Chairman