

## WASHINGTON COUNTY PLANNING COMMISSION MINUTES

Thursday, October 5, 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 7:02 PM

### Roll Call of Members

All members were present including Shewchuk, Diefenbaugh and McBride

### Approval of September 7, 2023 minutes.

Motion Hoegermeyer and second by Lambrecht to approve the minutes of the September 7, 2023 meeting of the Washington County Planning Commission as presented. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Abstain (Without Conflict), Taylor: Aye Aye: 6, Nay: 0, 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 September 22, 2023, and is on file in the Planning & Zoning office.

Motion Hartzell and second by Smith 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

**Rhea Cattle Company** Administrative review of CUP 12-07 - Gypsum

**Rhea Realty** Administrative review of CUP 19-12 - Borrow Pit

**Scott Uehling** Administrative review of CUP 20-06 - Sludge

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 OCTOBER 24, 2023, IN THE SUPERVISORS ROOM, COURTHOUSE, BLAIR, NEBRASKA. (FOR APPLICABLE AGENDA ITEMS)

#### PRELIMINARY PLAT AND REZONE

Michael Smith is requesting approval of preliminary plat of a 2-lot residential subdivision and a change of zone on the property from A-1 to RS-2. The property is described as Tax Lots 56, 77 & 78 in Section 8, Township 17 North, Range 12 East of the Sixth P.M. General location is 9821 County Road P32, Blair, NE.

Recognition of staff report in the Commission packet

Any new/additional comments from the Planning Administrator

Shewchuk stated that Dave Kruger had approved the site distance for the additional driveway

Presentation by the applicant

Mike presented the application and answered questions

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 Anderson to recommend approval to the request of Mike Smith for the preliminary plat of "R" Subdivision, with waivers as requested, and a change of zone from A-1 to RS-2 for Tax Lots 56, 77, and 78 in Section 8-17-12. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Abstain (With Conflict), Taylor: Aye Aye: 6, Nay: 0, Abstain (With Conflict): 1

### NEW BUSINESS: Land Use Matrix

Shewchuk would like some input on the current Land Use Matrix

### REPORTS FROM STAFF:

Informational meetings at West Point

Cell Tower application was tabled at the board meeting at the request of the applicant

### ITEMS FROM THE MEMBERSHIP:

### ITEMS FROM THE PUBLIC:

### ADJOURNMENT:

Motion Anderson and second by Hoegermeyer to adjourn the October 5, 2023, meeting of the Washington County Planning Commission at 7:30 pm. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Michael Smith: Aye, David Taylor: Aye

Aye: 7, Nay: 0

---

Matt Mathiesen, Chairman