

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

Thursday, November 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

Hartzell – absent

Also present for the meeting: Shewchuk, Diefenbaugh & McBride

Approval of October 5, 2023 minutes.

Motion Hoegermeyer and second by Smith to approve the minutes of the October 5, 2023 meeting of the Washington County Planning Commission as presented. Motion Carried. Anderson: Aye, Hartzell: Absent, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 6, Nay: 0, Absent: 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 October 20, 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: Absent, Hoegermeyer: Aye, 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

Stroh Vineyards Administrative review of CUP 12-01 - winery

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 NOVEMBER 28, 2023, IN THE SUPERVISORS ROOM, COURTHOUSE, BLAIR, NEBRASKA. (FOR APPLICABLE AGENDA ITEMS)

CONDITIONAL USE PERMIT MODIFICATION

Nick Wenninghoff with Wenninghoff Seeding is requesting approval of a CUP Modification to allow continued operation of a borrow pit for an indefinite period of time on a property zoned A-1. Property is described as Tax Lot 13 in Section 12, Township 17 North, Range 10 East of the Sixth P.M. General location is Hwy 30 and County Road 21, Kennard, NE.

Recognition of staff report in the Commission packet

Any new/additional comments from the Planning Administrator

Presentation by the applicant – applicant did not attend the meeting

Comments from the Commission

Chairman opens the public hearing

Chairman closes the public hearing

Additional comments from the Commission

General discussions regarding the length of the request, how much dirt was going to be removed

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

Motion Anderson and second by Smith to recommend approval to the request of Nick Wenninghoff, for Wenninghoff Seeding, for a CUP Modification to allow continuation of a borrow pit for an indefinite period, with two-year administrative reviews, on Tax Lot 13 in Section 12-17-10. Motion Carried. Anderson: Aye, Hartzell: Absent, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye

Aye: 6, Nay: 0, Absent: 1

LOT SPLIT AND REZONE

Brenda Hamre, for Lizzy Mae, LLC, is requesting approval of a one-time lot split for property zoned A-1 in accordance with Section 2.02 of the Subdivision Regulations and a change of zone from A-1 to A-LSR in accordance with Section 5.07 of the Zoning Regulations. Property is described as the East 1/2 of the Northeast 1/4 of Section 14, Township 17 North, Range 11 East of the Sixth P.M. General location is 4955 County Road 33, Blair, NE.

Recognition of staff report in the Commission packet

Any new/additional comments from the Planning Administrator

Presentation by the applicant – applicant was not present

Comments from the Commission

Chairman opens the public hearing

Lawrence Marks 4578 County Road 33 – wanted clarification of the change in zone and what applicant was wanting to do

Chairman closes the public hearing

Additional comments from the Commission

Dan McDonald 4485 County Road 33 discussed concerns about the drainage

Aaron Johnson 4575 Trail Ridge Rd discussed if they would need rural water & sewer. Shewchuk reviewed subdivision requirements.

Commission discussed current water use for house being split off of farm ground and where the meter is located

Rick Schmidt 4913 Trail Ridge Rd discussed current water situation

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 Brenda Hamre, for Lizzy Mae, LLC, for a one-time lot split and change of zone from A-1 to A-LSR for the East 1/2 of the Northeast 1/4 of Section 14-17-11. Motion Carried. Anderson: Aye, Hartzell:

Absent, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 6, Nay: 0, Absent: 1

NEW BUSINESS:

REPORTS FROM STAFF:

Shewchuk reviewed board application decisions and what was discussed at the six-pack meeting.

ITEMS FROM THE MEMBERSHIP:

Anderson further discussed what happened during the Verizon presentation at the board meeting.

ITEMS FROM THE PUBLIC:

ADJOURNMENT:

Motion Anderson and second by Hoegermeyer to adjourn the November 2, 2023, meeting of the Washington County Planning Commission at 7:32 p.m. Motion Carried. Anderson: Aye, Hartzell: Absent, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye

Aye: 6, Nay: 0, Absent: 1

Matt Mathiesen, Chairman