

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

Thursday, December 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

Lambrech – absent

Also present were Shewchuk, Diefenbaugh and McBride

Approval of November 2, 2023 minutes.

Motion Hoegermeyer and second by Smith to approve the minutes of the November 2, 2023 meeting of the Washington County Planning Commission as presented. Motion Carried. Anderson: Aye, Hartzell: Abstain (Without Conflict), Hoegermeyer: Aye, Lambrecht: Absent, Mathiesen: Aye, Smith: Aye, 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 November 24, 2023, and is on file in the Planning & Zoning office.

Motion Anderson and second by Hartzell to approve the agenda as presented. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Absent, 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

No old business

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

FINAL PLAT

Michael Smith is requesting approval of a final plat of a 2-lot residential subdivision. 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
- Presentation by the applicant

Mike presented the application stating nothing had changed since the preliminary plat had been approved.

- 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 Hartzell and second by Hoegermeyer to recommend approval to the request of Mike Smith for the final plat of "R" Subdivision. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Absent, Mathiesen: Aye, Smith: Abstain (With Conflict), Taylor: Aye
Aye: 5, Nay: 0, Absent: 1, Abstain (With Conflict): 1

PRELIMINARY PLAT & REZONE

Donald and Alice Johnson are requesting approval of the preliminary plat of a 3-lot residential subdivision and a change of zone on the property from A-1 to RS-2. The property is described as Tax Lot 52 in 3-17-12 and Tax Lot 79 in 10-17-12. General location is 6097 North Ridge Rd, Fort Calhoun, NE.

- Recognition of staff report in the Commission packet
- Any new/additional comments from the Planning Administrator
- Shewchuk discussed the change of jurisdiction regarding Tax Lot 79.
- Presentation by the applicant

Alice presented the application and explained what their plan was.

- Comments from the Commission
- Discussions regarding this property not being a part of Rolling Acres, who maintains the road and if notification had been sent to the neighbors.
- Chairman opens the public hearing
- Chairman closes the public hearing

Additional comments from the Commission

Discussion regarding the waiver of the drainage study since there will not be an internal road. Individuals would submit an erosion control application at the time of submitting any building applications.

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

Motion Anderson and second by Taylor to recommend approval to the request of Don and Alice Johnson for a preliminary plat of a three-lot subdivision, with a waiver of the drainage study, and change of zone from A-1 to RS-2. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoergmeyer: Aye, Lambrecht: Absent, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 6, Nay: 0, Absent: 1

CONDITIONAL USE PERMIT MODIFICATION

Jeanie Clark on behalf of DeSoto Park Estates is requesting a modification to the CUP to allow for an additional 81 RV spaces . The property is described as Tax Lots 12 & 13 in 6-17-13. General location is 6075 Rock Port Ln, Fort Calhoun, NE.

Recognition of staff report in the Commission packet

Any new/additional comments from the Planning Administrator

Shewchuk stated that an updated design had been submitted by the applicant to allow the size of the lots that they wanted

Presentation by the applicant

Vince Hartline presented the application

Comments from the Commission

Discussion regarding access roads to the new sites, septic systems, depth of flood in that location, how long campers were allowed to sit there and if they would have an adequate supply of water. Shewchuk cautioned Hartline that what they were presenting needed to be a firm plan since this is what was being voted on. Hartline said it was what they wanted to do.

Chairman opens the public hearing

Chairman closes the public hearing

Additional comments from the Commission

Discussion regarding water supply requirements and if there is enough capacity for an emergency, what type of lease agreement did they offer, project will be done in phases over approximately the next 3 years and the modification would be a part of the original 20 yr CUP.

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

Motion Hartzell and second by Anderson to recommend approval to the request of Jeanie Clark, on behalf of DeSoto Park Estates , for a CUP Modification to add an additional 81 RV sites, conditioned upon compliance with all floodplain requirements, and following the existing 20-year review period. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoergmeyer: Aye, Lambrecht: Absent, Mathiesen: Aye, Smith: Nay, Taylor: Aye Aye: 5, Nay: 1, Absent: 1

NEW BUSINESS:

REPORTS FROM STAFF:

At its meeting on November 28th, the Board of Supervisors reappointed Smith and Lambrecht to the Planning Commission for 3-year terms.

Shewchuk stated that the July 2024 meeting would fall on the holiday. It was agreed to move that meeting to the 11th.

Shewchuk was waiting for confirmation that the 6-pack committee would probably meet January 9th instead of December 26th. Mathiesen and Anderson confirmed that would work for them.

Shewchuk reviewed the boards decisions regarding last month's applications.

ITEMS FROM THE MEMBERSHIP:

ITEMS FROM THE PUBLIC:

Marcia McGill 5290 Bittersweet Ln, Fort Calhoun - thought there was going to be discussion regarding the Land Use Matrix at this meeting. She also wanted to know if any of the maps or other proposed documents had changed yet. It was explained that the proposed information that she had brought with her had been rejected by the board and was no longer an option. Any future plans would be presented in a well-publicized open meeting.

ADJOURNMENT:

Motion Hoergmeyer and second by Hartzell to adjourn the December 7, 2023, meeting of the Washington County Planning Commission at 7:41 p.m. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoergmeyer: Aye, Lambrecht: Absent, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 6, Nay: 0, Absent: 1

Matt Mathiesen, Chairman