

**WASHINGTON COUNTY PLANNING COMMISSION MINUTES**

Thursday, February 1, 2024

7:00 p.m.

Supervisors Room, County Courthouse, 1555 Colfax Street, Blair, Nebraska

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“All Commission members receive staff reports approximately one week prior to the meeting”

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Chairman Mathiesen called the meeting to order at 7:00 PM

**Roll Call of Members**

Hoegermeyer and Anderson were absent. Also present was Shewchuk, Diefenbaugh and McBride.

**Approval of January 4, 2024 minutes.**

Motion Hartzell and second by Lambrecht to approve the minutes of the January 4, 2024 meeting of the Washington County Planning Commission as presented. Motion Carried. Anderson: Absent, Hartzell: Aye, Hoegermeyer: Absent, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye  
Aye: 5, Nay: 0, Absent: 2

**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 January 19, 2024, and is on file in the Planning & Zoning office.

Motion Hartzell and second by Smith to approve the agenda as presented. Motion Carried. Anderson: Absent, Hartzell: Aye, Hoegermeyer: Absent, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye  
Aye: 5, Nay: 0, Absent: 2

**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**

NONE

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 FEBRUARY 27, 2024, IN THE SUPERVISORS ROOM, COURTHOUSE, BLAIR, NEBRASKA. (FOR APPLICABLE AGENDA ITEMS)

**FINAL PLAT**

Donald and Alice Johnson are requesting approval of a final plat of a 3-lot residential subdivision, Blessed Acres. 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

Presentation by the applicant  
Alice presented the application  
Comments from the Commission  
No changes have been made to the plat

Chairman opens the public hearing  
Chairman closes the public hearing  
Additional comments from the Commission  
Access to rural water was discussed

Action by Commission to approve, approve with conditions, deny, or continue (for stated reasons) this request  
Motion Smith and second by Lambrecht to recommend approval to the request of Don and Alice Johnson for the final plat of Lots 1, 2, and 3, Blessed Acres, located in Sections 3-17-12 and 10-17-12. Motion Carried. Anderson: Absent, Hartzell: Aye, Hoegermeyer: Absent, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye  
Aye: 5, Nay: 0, Absent: 2

**NEW BUSINESS:**

Shewchuck requested the March 7<sup>th</sup> meeting be changed to the 14<sup>th</sup> to attend the NPZA Conference.

**REPORTS FROM STAFF:**

Shewchuk gave an update on the 6-pack meeting.

**ITEMS FROM THE MEMBERSHIP:**

**ITEMS FROM THE PUBLIC:**

**ADJOURNMENT:**

Motion Hartzell and second by Smith to adjourn the February 1, 2024, meeting of the Washington County Planning Commission at 7:08 p.m. Motion Carried. Anderson: Absent, Hartzell: Aye, Hoegermeyer: Absent, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye  
Aye: 5, Nay: 0, Absent: 2

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Matt Mathiesen, Chairman