

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

Thursday, March 13, 2025

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

1. **Roll Call of Members**

All members present. WCPZ staff present were Shewchuk, Diefenbaugh and McBride.

2. **Approval of February 6, 2025 minutes.**

Motion Lambrecht and second by Anderson to approve the minutes of the February 6, 2025, meeting of the Washington County Planning Commission as presented. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Abstain (Without Conflict), Lambrecht: Aye, Mathiesen: Aye, Smith: Abstain (Without Conflict), Taylor: Aye Aye: 5, Nay: 0, Abstain (Without Conflict): 2

3. **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 February 21, 2025, and is on file in the Planning & Zoning office.

Shewchuk stated that a video presentation by Justin Novak had been added to the meeting after the notice was sent.

Motion Lambrecht and second by Hoegermeyer 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

4. **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.

5. **OLD BUSINESS**

Conditional Use Permit reviews: Approved Administratively per County Zoning Regulations Section 6.14 and 6.18.

5.1. **Administrative Reviews**

Ross & Danielle Ridenoure	Administrative review of CUP 22-03 - Event Venue
Chris & Chelsea Samson	Administrative review of CUP 21-03 - Short Term Lodging
Neale Farms	Administrative review of CUP 14-04 - Sludge
Neale Farms	Administrative review of CUP 14-06 - Corn Milling Biosolids
Neale Farms	Administrative review of CUP 07-07 - Corn Milling Biosolids
John Tyson	Administrative review of CUP 07-04 - Corn Milling Biosolids
Randy Blomker	Administrative review of CUP 07-08 - Corn Milling Biosolids
Camp Fontanelle	Administrative review of CUP 09-02 - RV Park
Jeff & Maria Bledsoe	Administrative review of CUP 08-02 - on premise sign
Greg Peterson	Administrative review of CUP 07-06 - Corn Milling Biosolids
Hoier/Boettger/Hoier	Administrative review of CUP 14-13 - Corn Milling Biosolids

5.2. **Adoption of amended Planning Commission By-Laws**

Motion Lambrecht and second by Taylor to adopt amended Planning Commission By-Laws as presented. Motion Carried.

Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 7, Nay: 0

6. **PUBLIC HEARINGS**

THE WASHINGTON COUNTY BOARD OF SUPERVISORS WILL ACT UPON THE PLANNING COMMISSION RECOMMENDATIONS AT 3:00 P.M. ON MARCH 25, 2025, IN THE SUPERVISORS ROOM, COURTHOUSE, BLAIR, NEBRASKA. (FOR APPLICABLE AGENDA ITEMS)

6.1. **CONDITIONAL USE PERMIT MODIFICATION**

Aaron and Michael Doll seek approval for a CUP Modification to extend the term date to operate a borrow pit. The property is described as the NW1/4 SE1/4 & TL12 in Section10, Township 18 North, Range 9 East of the Sixth P.M. General location is State Hwy 91 east of County Road 7, Nickerson, NE.

6.1.1. Recognition of staff report in the Commission packet

6.1.2. Any new/additional comments from the Planning Administrator

6.1.3. Presentation by the applicant

Aaron presented the application

6.1.4. Comments from the Commission

Asking for additional 2 years to level out that area. Discussion regarding the highway right of way.

6.1.5. Chairman opens the public hearing

6.1.6. Chairman closes the public hearing

6.1.7. Additional comments from the Commission

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

Motion Hoegermeyer and second by Hartzell to recommend approval to the request of Aaron and Michael Doll for a CUP Modification to extend the term for a borrow pit CUP by two years to an ending date of April 30, 2027, on the NW1/4 SE1/4

and Tax Lot 12 in Section 10-18-9. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 7, Nay: 0

7. **SPECIAL PRESENTATION**--Justin Novak, Papio-Missouri River Natural Resources District, presentation on Washington County Rural Water Districts #1 and #2.
8. **NEW BUSINESS:**
9. **REPORTS FROM STAFF:**
Shewchuk discussed February agenda items that were presented to the board
Shewchuk discussed how he would be bringing different amendments before the Planning Commission and Board as discussed with the Six Pack
10. **ITEMS FROM THE MEMBERSHIP:**
11. **ITEMS FROM THE PUBLIC:**
12. **ADJOURNMENT:**
Motion Hartzell and second by Anderson to adjourn the March 13, 2025, meeting of the Washington County Planning Commission at 8:06 PM. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 7, Nay: 0

Matt Mathiesen, Chairman