

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

Thursday, October 3, 2024

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

Hoegermeyer and Smith were absent. WCPZ staff present were Shewchuk, Diefenbaugh and McBride

2. Approval of minutes.

2.1. Approval of July 11, 2024 minutes.

Motion Anderson and second by Hartzell to approve the minutes of the July 11, 2024 meeting of the Washington County Planning Commission as presented. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Absent, Lambrecht: Aye, Mathiesen: Aye, Smith: Absent, Taylor: Aye Aye: 5, Nay: 0, Absent: 2

2.2. Approval of August 1, 2024 minutes.

Motion Hartzell and second by Taylor to approve the minutes of the August 1, 2024 meeting of the Washington County Planning Commission as presented. Motion Carried. Anderson: Aye, Hartzell: Abstain (Without Conflict), Hoegermeyer: Absent, Gary Lambrecht: Abstain (Without Conflict), Mathiesen: Aye, Smith: Absent, Taylor: Aye Aye: 3, Nay: 0, Absent: 2, 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 September 20, 2024, 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: Aye, Hoegermeyer: Absent, Lambrecht: Aye, Matt Mathiesen: Aye, Michael Smith: Absent, David Taylor: Aye Aye: 5, Nay: 0, Absent: 2

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

- Board of Education Administrative review of CUP 13-02 - application of bio-solids REVOKED
- Jay Uehling Administrative review of CUP 20-06 - application of sludge
- Mike & Sheri Jacoby Administrative review of CUP 16-05 - Alpaca Farm
- Rhea Cattle Co./Locono Holdings, LLC Administrative review of CUP 12-07 - Gypsum

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

6. PUBLIC HEARINGS

THE WASHINGTON COUNTY BOARD OF SUPERVISORS WILL ACT UPON THE PLANNING COMMISSION RECOMMENDATIONS AT 3:00 P.M. ON OCTOBER 22, 2024, IN THE SUPERVISORS ROOM, COURTHOUSE, BLAIR, NEBRASKA. (FOR APPLICABLE AGENDA ITEMS)

6.1. CONDITIONAL USE PERMIT MODIFICATION

Jesse Burt requests approval for a CUP modification (extend) to temporarily allow for two single-family residences on one property zoned A-1. The property is described as Tax Lot 3 in Section 10, Township 19 North, Range 10 East of the Sixth P.M. General location: 17767 County Road 19, Herman, NE.

- 6.1.1. Recognition of staff report in the Commission packet
- 6.1.2. Any new/additional comments from the Planning Administrator
Per Shewchuk, no additional comments have been submitted
- 6.1.3. Presentation by the applicant
Jesse presented the application requesting an extension of 1 year.
- 6.1.4. Comments from the Commission
- 6.1.5. Chairman opens the public hearing
No public comments
- 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 Lambrecht and second by Anderson to recommend approval to the request of Burt for a CUP Modification to extend the expiration date by one year. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Absent, Lambrecht: Aye, Mathiesen: Aye, Smith: Absent, David Taylor: Aye Aye: 5, Nay: 0, Absent: 2

6.2. FINAL PLAT

Gary Kirkpatrick requests approval of a Final Plat for a 2-lot residential subdivision, Kirkpatrick Estates. The property is

described as Tax Lot 55 in Section 12, Township 17 North, Range 11 East of the Sixth P.M. General location: 5052 State Hwy 133, Blair, NE.

- 6.2.1. Recognition of staff report in the Commission packet
- 6.2.2. Any new/additional comments from the Planning Administrator
Shewchuk stated that the plat had been updated as previously recommended by the Planning Commission
- 6.2.3. Presentation by the applicant
Gary presented the application
- 6.2.4. Comments from the Commission
- 6.2.5. Chairman opens the public hearing
No public comments
- 6.2.6. Chairman closes the public hearing
- 6.2.7. Additional comments from the Commission
- 6.2.8. Action by Commission to approve, approve with conditions, deny, or continue (for stated reasons) this request
Motion Mathiesen and second by Anderson to recommend approval to the request of Gary Kirkpatrick for the final plat of Lots 1 and 2, Kirkpatrick Estates, located in Section 12-17-11. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoergmeyer: Absent, Lambrecht: Aye, Mathiesen: Aye, Smith: Absent, Taylor: Aye Aye: 5, Nay: 0, Absent: 2

6.3. **SMALL TRACT SUBDIVISION AND REZONE**

Dan Martinez, representing Bruce Schmidt, is requesting approval of a small tract subdivision of Tax Lot 62 in Section 3, Township 17 North, Range 9 East of the 6th P.M. and a change of zone from A-1 to RS-1. General location: 25421 County Road 30, Arlington, NE.

- 6.3.1. Recognition of staff report in the Commission packet
- 6.3.2. Any new/additional comments from the Planning Administrator
Per Shewchuk, no additional comments have been submitted
- 6.3.3. Presentation by the applicant
Dan Martinez presented the application.
- 6.3.4. Comments from the Commission
Discussion regarding making a smaller parcel, what would be done with the remaining parcel, if the farm ground would be subdivided and access to the farm ground.
- 6.3.5. Chairman opens the public hearing
Perry Baumberger spoke regarding the bright lights along the driveway that Mr. Schmidt put up.
- 6.3.6. Chairman closes the public hearing
- 6.3.7. Additional comments from the Commission
Additional discussion with Martinez regarding the lights, making the current parcel smaller, driveway access to the remaining parcel and farm ground.
- 6.3.8. Action by Commission to approve, approve with conditions, deny, or continue (for stated reasons) this request
Motion Anderson and second by Lambrecht to recommend denying the request of Dan Martinez, for Bruce Schmidt, for a small tract subdivision of Tax Lot 62 in Section 3-17-9 and Change of Zone from A-1 to RS-1, conditioned upon filing the survey and deed for the adjacent property at the same time as the survey and deed for this subdivision.

There was further discussion among the commission regarding the subdivision of this property and the process of doing so. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoergmeyer: Absent, Lambrecht: Aye, Mathiesen: Nay, Smith: Absent, Taylor: Nay Aye: 3, Nay: 2, Absent: 2

7. **NEW BUSINESS:**

Review of Planning Commission By-Laws: Shewchuk discussed a couple of areas of the by-laws that may need to be corrected.

8. **REPORTS FROM STAFF:**

Anderson shared what Justin Novak with the NRD stated at the board meeting regarding future plans for the rural water system in Washington County. The Commission would like to have Mr. Novak come to a meeting to review the information with them, also.

9. **ITEMS FROM THE MEMBERSHIP:**

Lambrecht would like the meetings to start at 8 PM during daylight savings time

10. **ITEMS FROM THE PUBLIC:**

11. **ADJOURNMENT:**

Motion Anderson and second by Hartzell to adjourn the October 3, 2024 meeting of the Washington County Planning Commission at 8:14 P.M. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoergmeyer: Absent, Lambrecht: Aye, Mathiesen: Aye, Smith: Absent, Taylor: Aye Aye: 5, Nay: 0, Absent: 2