

WASHINGTON COUNTY BOARD OF ADJUSTMENT MINUTES

April 30, 2024

7:00 PM

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

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

Meeting was called to order at 7:04 PM

Shewchuk, WCPZA, briefly reviewed how Sparq works.

Roll Call of Members

Roll call by Shewchuk, WCPZA. Bilau and Sullivan (alternate) were absent. WCPZ staff present: Shewchuk, Diefenbaugh and T. McBride.

Open Meetings Act Posting

Chairman Lambrecht 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.

Approval of October 29, 2019 minutes

Motion McBride and second by Timmermier to approve the minutes of the October 29, 2019 meeting of the Washington County Board of Adjustment as presented. Motion Carried.

Bilau: Absent, Lambrecht: Aye, McBride: Aye, Shaner: Abstain (Without Conflict), Timmermier: Aye
Aye: 3, 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 April 19, 2024, and is on file in the Planning & Zoning office. Motion McBride and second by Timmermier to approve the agenda of the April 30, 2024, meeting of the Washington County Board of Adjustment as presented. Motion Carried.

Bilau: Absent, Lambrecht: Aye, McBride: Aye, Shaner: Abstain (Without Conflict), Timmermier: Aye
Aye: 3, Nay: 0, Absent: 1, Abstain (Without Conflict): 1

Election of Chair and Vice Chair

Election of Board of Adjustment Chair

J. McBride nominated Lambrecht for Chair. Lambrecht declined. Lambrecht initiated a discussion with Shaner. Motion Lambrecht and second by McBride to cease nominations and appoint Jeff Shaner as Chair. Motion Carried.

Bilau: Absent, Lambrecht: Aye, McBride: Aye, Shaner: Aye, Timmermier: Aye
Aye: 4, Nay: 0, Absent: 1

Election of Board of Adjustment Vice Chair

Shaner nominated Timmermier. Timmermier accepted the nomination.

Motion Lambrecht and second by McBride to cease nominations and appoint Cynthia Timmermier as Vice Chair. Motion Carried.

Bilau: Absent, Lambrecht: Aye, McBride: Aye, Shaner: Aye, Timmermier: Abstain (With Conflict)
Aye: 3, Nay: 0, Absent: 1, Abstain (With Conflict): 1

Discussion and Possible Approval of Board of Adjustment By-Laws

The board discussed the origin of the By-Laws that were presented, the wording regarding legal counsel, who that is and what the definition of ‘payment of legal fees’ is.

Motion Timmermier that the proposed By-Laws be laid over until the next meeting of this board or such other time as prescribed by this board.

Further discussion regarding the number of members it takes to successfully pass different types of votes.

Chairman Shaner called for a second on the motion. Second by Lambrecht. Chairman Shaner asked if there was any further discussion. Motion Carried.

Bilau: Absent, Lambrecht: Aye, McBride: Aye, Shaner: Aye, Timmermier: Aye
Aye: 4, Nay: 0, Absent: 1

7. PUBLIC HEARINGS

None

8. REPORTS FROM STAFF

Shewchuk discussed the purpose of this meeting and that in past years it was noted that the board met at least annually to elect Chair and Vice Chair. Discussion about the Washington County emails, use going forward and issues with access. Timmermier questioned why there had not been any applications submitted to the Board of Adjustment. There was discussion regarding variance applications and making sure the office is letting people know about this possible option.

9. ITEMS FROM THE MEMBERSHIP

10. ADJOURNMENT

Motion Lambrecht and second by McBride to adjourn the April 30, 2024, meeting of the Washington County Board of Adjustment at 7:49 PM. Motion Carried.

Bilau: Absent, Lambrecht: Aye, McBride: Aye, Shaner: Aye, Timmermier: Aye

Aye: 4, Nay: 0, Absent: 1

Jeff Shaner, Chairman