

# WASHINGTON COUNTY PLANNING COMMISSION MINUTES

Thursday, February 6, 2025

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

1. **Roll Call of Members**

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

2. **Approval of November 7, 2024 minutes.**

Motion Hartzell and second by Anderson to approve the minutes of the November 7, 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

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 January 24, 2025, 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, Mathiesen: Aye, Smith: Absent, Taylor: Aye Aye: 5, Nay: 0, Absent: 2

4. **Election of Chair and Vice Chair**

4.1. Election of Planning Commission Chairman

Motion Anderson and second by Hartzell to move nominations cease and Matt Mathiesen be elected as Chairman. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Absent, Lambrecht: Aye, Mathiesen: Aye, Smith: Absent, Taylor: Aye Aye: 5, Nay: 0, Absent: 2

4.2. Election of Planning Commission Vice-Chairman

Motion Lambrecht and second by Hartzell to move nominations cease and Mike Smith be elected as Vice-Chairman. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Absent, Lambrecht: Aye, Mathiesen: Aye, Smith: Absent, Taylor: Aye Aye: 5, Nay: 0, Absent: 2

5. **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.

6. **OLD BUSINESS**

Melissa Lester	Administrative review of 20-01 - Dog training facility
Scot Thompson	Administrative review of 98-12 - application of sludge
Greg Hoegermeyer	Administrative review of 98-07 - application of sludge
Greg Hoegermeyer	Administrative review of 00-08 - application of sludge
Kriete Farms	Administrative review of 01-01 - application of sludge
Dam's Farms	Administrative review of 11-05 - application of sludge
R. Wilkens & Sons	Administrative review of 14-01 - application of sludge
3 C's, Inc	Administrative review of 89-05 - application of sludge

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

7. **Review of amended Planning Commission By-Laws**

Shewchuk stated that the by-laws were to be reviewed by the commission and would be placed on the March agenda to be voted on.

8. **PUBLIC HEARINGS**

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

8.1. **SMALL TRACT SUBDIVISION & REZONE**

Harold Huggenberger and Kathleen Cavanaugh are requesting approval of a Small Tract Subdivision for a two-lot residential subdivision, and a change of zone from A-1 to RS-2 for proposed Lot 1 and from A-1 to RS-1 for proposed Lot 2. The property is described as Tax Lot 18 in Section 22-17-12 and Tax Lot 29 in Section 23-17-12. General location is 3281 County Road P43, Fort Calhoun, NE.

8.1.1. Recognition of staff report in the Commission packet

8.1.2. Any new/additional comments from the Planning Administrator

Shewchuk stated that an email regarding the application had been added to Sparq

8.1.3. Presentation by the applicant

Mr. Huggenberger presented the application stating that their plan was to sell the current home to their daughter and to build another home to meet their needs as they age.

- 8.1.4. Comments from the Commission  
Discussion regarding how this property was currently plotted due to a section line.
  - 8.1.5. Chairman opens the public hearing  
Dean Fleming – opposed  
William Brewer – opposed  
Discussion regarding the paving of Lakota Lane, the county maintaining it, and the HOA being dissolved once the county took over the maintenance of the road.  
Carolyn Breitreutz – opposed  
David Spires – opposed  
Renee Sheets - neutral
  - 8.1.6. Chairman closes the public hearing
  - 8.1.7. Additional comments from the Commission  
Anderson asked Mr. Huggenberger if they contributed to the HOA for the paving of Lakota Lane. Mr. Huggenberger stated they did not due to their driveway accessing County Road P43.  
Hartzel, Lambrecht, Anderson, Taylor and Mathiesen each stated their reasons for being opposed to this application.
  - 8.1.8. Action by Commission to approve, approve with conditions, deny, or continue (for stated reasons) this request  
Motion Anderson and second by Hartzell to recommend to deny the request of Harold Michael Huggenberger for a Small Tract Subdivision (White Dog Acres) and a change of zone from A-1 to RS-1 and RS-2. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Absent, Lambrecht: Aye, Mathiesen: Aye, Smith: Absent, Taylor: Aye Aye: 5, Nay: 0, Absent: 2
9. **NEW BUSINESS:**  
Shewchuk reminded everyone that the March meeting would be March 13<sup>th</sup> due to the NPZA meetings. He also stated that representatives from Light Source BP had met with the Six Pack to discuss the solar panel project that had previously been approved for a CUP requested by Big Elk Renewables, LLC.
10. **REPORTS FROM STAFF:**  
Shewchuk reported that the Six Pack was still looking at updating some items in the Zoning Regulations, such as ADU's (accessory dwelling units) and home occupations. He also announced that Mike Mackie was replacing Steve Kruger as part of the Six Pack committee.
11. **ITEMS FROM THE MEMBERSHIP:**  
Anderson stated that he would like to arrange for Justin Novak with the NRD to speak at the March meeting. Shewchuk to confirm if that will work.
12. **ITEMS FROM THE PUBLIC:**  
William Brewer requested and was provided information regarding when and how the Huggenberger application would be presented to the Board of Supervisors.
13. **ADJOURNMENT:**  
Motion Anderson and second by Hartzell to adjourn the February 6, 2025, meeting of the Washington County Planning Commission at 8:10 PM. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Absent, Lambrecht: Aye, Mathiesen: Aye, Smith: Absent, Taylor: Aye Aye: 5, Nay: 0, Absent: 2

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Matt Mathiesen, Chairman