

## WASHINGTON COUNTY PLANNING COMMISSION MINUTES

Thursday, April 3, 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**

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

2. **Approval of March 13, 2025 minutes.**

Motion Lambrecht and second by Hoegermeyer to approve the minutes of the March 13, 2025, meeting of the Washington County Planning Commission as presented. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 7, Nay: 0

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 March 21, 2025, and is on file in the Planning & Zoning office.

Motion Hartzell and second by Lambrecht 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**

Dam Farms, Inc	Administrative review of CUP 16-02 - application of sludge
Cottonwood Marina	Administrative review of CUP 15-05 - Off premise sign
Camp Fontanelle	Administrative review of CUP 15-04 - Off premise sign

6. **PUBLIC HEARINGS**

THE WASHINGTON COUNTY BOARD OF SUPERVISORS WILL ACT UPON THE PLANNING COMMISSION RECOMMENDATIONS AT 3:00 P.M. ON April 22, 2025, IN THE SUPERVISORS ROOM, COURTHOUSE, BLAIR, NEBRASKA. (FOR APPLICABLE AGENDA ITEMS)

6.1. **CONDITIONAL USE PERMIT**

Sidney Richey requests approval for a CUP to operate an event venue on property zoned A-1. The property is described as TL 30 in Section 28-Township 19 North-Range 11 East of the Sixth P.M. General location is County Road 14 west of US Hwy 75, Blair, 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

Sidney presented the application.

6.1.4. Comments from the Commission

There was discussion of the following items: current ownership of the land, building the home & venue, parking, phases of the project, size and style of the building, if applicant has any experience with this type of business, and how much business are they forecasting. Anderson has concerns that because they will be applying for a liquor license, the venue will become more of a bar. Applicant stated they are going to advertise the venue as a wedding venue but will host other events. There was concern and discussion of having enough water and water pressure for the fire sprinkler system, cars turning off Highway 75, music to be inside with outside speakers shutting off at 10 pm if guests are outside. Smith asked what the length of the CUP would be. Shewchuk stated he is suggesting in the application that a 1-year review before the board and then the board would determine how to proceed after that. Applicants understand that the CUP can be revoked.

6.1.5. Chairman opens the public hearing

Larry Smith - concerned about water, traffic, hours and noise/music

Chad Nelson – would rather see an event venue at this location than a subdivision

Julie Smith - concerned about their well and traffic turning off the highway and possibly needing a turning lane.

However, she is in favor of the venue so the land won't be subdivided. She did question the placement of the venue and the material that the building will be made of.

6.1.6. Chairman closes the public hearing

6.1.7. Additional comments from the Commission

More discussion of the traffic on the highway and a possibility of a turn lane. County Highway Superintendent has looked at and approved the driveway. The venue and home driveway will be gated. Taylor asked if it was possible to move the venue farther back from the county road. Applicant stated they would be willing to discuss and see if that was possible with their engineer/designer. Another possibility would be sound proofing the building. Lambrecht

stated without being able to see the drawing of the actual building and not knowing the details of the sprinkler system, he would be expecting to see a letter from the sheriff and a letter from NDOT. He is in favor of continuing this application until more information can be provided. Smith reviewed the regulation information of the standards that the Commission and Board are supposed to be considering for CUP applications.

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

Motion Lambrecht and second by Hartzell to continue the request of Sidney Richey for a Conditional Use Permit to the May meeting to operate an Event Venue on Tax Lot 30 in Section 28-19-11. Additional discussion regarding what information the commission wanted for the next meeting: picture and better layout of the building, letter from the Sheriff, letter from NDOT, statement from the county Roads Department regarding if the county road can handle the additional traffic and plot plan of the venue area. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 7, Nay: 0

6.2. **TEXT AMENDMENT**

The Washington County Planning and Zoning Department is proposing an amendment to Section 7.08 of the County Zoning Regulations regarding Sign Regulations; amendments to Sections 5.03.05, 5.04.05, and 5.06.05 to delete references to on-premise signs; and the deletion of Sections 7.09 and 7.10.

- 6.2.1. Recognition of staff report in the Commission packet

- 6.2.2. Any new/additional comments from the Planning Administrator

- 6.2.3. Presentation by the applicant

Shewchuk presented the application as discussed with the six pack.

- 6.2.4. Comments from the Commission

Discussion regarding pole signs, flashing and animated signs, CUPs for businesses should include the request for the sign, what signs would be permitted and what will need a CUP. Permitted requirements should include a height and size limit. Everything else should need a CUP. Discussion regarding signs needing a building permit and how that should be noted in the regulations.

- 6.2.5. Chairman opens the public hearing

- 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 Lambrecht and second by Taylor to continue the request to the May meeting. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 7, Nay: 0

7. **NEW BUSINESS:**

8. **REPORTS FROM STAFF:**

Shewchuk let the commission know at the next board meeting, he would be requesting to extend the waiver of disaster permit fees for another year.

9. **ITEMS FROM THE MEMBERSHIP:**

Lambrecht received a call regarding the application of the biproducts coming out of Cargill that are being used as fertilizer on farm ground.

10. **ITEMS FROM THE PUBLIC:**

11. **ADJOURNMENT:**

Motion Anderson and second by Smith to adjourn the April 3, 2025, meeting of the Washington County Planning Commission at 8:30 PM. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 7, Nay: 0

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Matt Mathiesen, Chairman