

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

Thursday, May 2, 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 7:01 PM

Roll Call of Members

All members present including WCPZ staff – Shewchuk, Diefenbaugh, and McBride

Approval of April 4, 2024 minutes.

Motion Hoegermeyer and second by Hartzell to approve the minutes of the April 4, 2024 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

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 Lambrecht and second by Taylor 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

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.

OLD BUSINESS

Cottonwood Marina Administrative review of CUP 15-05 - sign

Camp Fontanelle Administrative review of CUP 15-04 - sign

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

PUBLIC HEARINGS

THE WASHINGTON COUNTY BOARD OF SUPERVISORS WILL ACT UPON THE PLANNING COMMISSION RECOMMENDATIONS AT 3:00 P.M. ON MAY 28, 2024 IN THE SUPERVISORS ROOM, COURTHOUSE, BLAIR, NEBRASKA. (FOR APPLICABLE AGENDA ITEMS)

BOUNDARY CHANGE AND CHANGE OF ZONE

Michael Hagerbaumer is requesting approval of a boundary change in the North 1/2 of the Northeast 1/4 and a change of zone from A-1 to A-LSR for a portion of the Northwest 1/4 of the Northeast 1/4, all in Section 29, Township 19 North, Range 9 East of the 6th P.M. Location is 27233 County Road 14, Hooper, NE.

Recognition of staff report in the Commission packet

Any new/additional comments from the Planning Administrator

Shewchuk explained the application

Presentation by the applicant

Michael was present

Comments from the Commission

Chairman opens the public hearing

Chairman closes the public hearing

Additional comments from the Commission

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

Motion Lambrecht and second by Hoegermeyer to recommend approval to the request of Michael Hagerbaumer for a boundary change and change of zone from A-1 to A-LSR for a portion of the Northeast Quarter of Section 29-19-9. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 7, Nay: 0

PRELIMINARY PLAT AND CHANGE OF ZONE

Perly and Sandra Schoville request approval for a preliminary plat to create a 2-lot residential subdivision and a change of zone for Lot 2 from A-1 to RS-2. The property is described as Tax Lot 65 in Section 7, Township 17 North, Range 12 East of the 6th P.M. General location is 5079 County Road P35, Blair, NE.

Recognition of staff report in the Commission packet

Any new/additional comments from the Planning Administrator

Shewchuk stated that the roads department has approved a driveway for the new parcel.

Presentation by the applicant

Perly presented the application. Discussion about the entrance onto the property, water availability and setbacks of current home.

Comments from the Commission

Chairman opens the public hearing

Chairman closes the public hearing

Additional comments from the Commission

Anderson asked if there were other lots of this size in the area. Shewchuk confirmed that the neighboring properties were an assortment of different sizes including smaller lots. Anderson asked how this was different from previous applications. Shewchuk stated that one previous application which was denied was in a development of 10 acre lots.

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

Motion Smith and second by Taylor to recommend approval to the request of Perly and Sandra Schoville for preliminary plat of a two-lot subdivision and a change of zone from A-1 to A-LSR, with waivers to the drainage study and internal road on Tax Lot 65 is Section 7-17-12. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 7, Nay: 0

NEW BUSINESS:

REPORTS FROM STAFF:

Shewchuk discussed the tornado disaster and how the board was looking at handling building and CUP permits for people in that area. It was also discussed by Commission members the need for an additional inspector and to start doing electrical inspections again.

ITEMS FROM THE MEMBERSHIP:

More discussion regarding a previous application that was similar to the Preliminary Plat application that was presented at this meeting. Staff stated that covenants for a subdivision also comes into play.

Lambrecht discussed possibly changing the start time to 7:30 PM for the meetings. He also discussed the possibility of reviewing our subdivision regulations regarding 5 acre lots and the county roads around those areas.

ITEMS FROM THE PUBLIC:

ADJOURNMENT:

Motion Hartzell and second by Hoegermeyer to adjourn the May 2, 2024, meeting of the Washington County Planning Commission at 7:28 PM. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 7, Nay: 0

Matt Mathiesen, Chairman