

## WASHINGTON COUNTY PLANNING COMMISSION MINUTES

Thursday, November 7, 2024

7:00 PM

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 October 3, 2024 minutes.**

Motion Lambrecht and second by Anderson to approve the minutes of the October 3, 2024 meeting of the Washington County Planning Commission as presented. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Abstain (With Conflict), Lambrecht: Aye, Mathiesen: Aye, Smith: Abstain (Without Conflict), Taylor: Aye Aye: 5, Nay: 0, Abstain (With Conflict): 1, Abstain (Without Conflict): 1

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 October 25, 2024, and is on file in the Planning & Zoning office.

Motion Hartzell and second by Smith 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**

**Stroh Vineyard Administrative review of CUP 12-01 - operate a small winery**

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 NOVEMBER 26, 2024, IN THE SUPERVISORS ROOM, COURTHOUSE, BLAIR, NEBRASKA. (FOR APPLICABLE AGENDA ITEMS)

6.1. **LOT SPLIT AND REZONE**

H. John Wilkening and Kevin Wilkening are requesting approval of a one-time lot split on property zoned A-1 and a change of zone from A-1 to A-LSR. Property is described as W1/2 SW1/4, SW1/4 NW1/4 in Section 27, Township 18 North, Range 9 East of the Sixth P.M. General location is 25996 County Road 28, Arlington, NE.

6.1.1. Recognition of staff report in the Commission packet

6.1.2. Any new/additional comments from the Planning Administrator

Shewchuk confirmed with the members that they saw the statement of approval from Dave Kruger for the driveway

6.1.3. Presentation by the applicant

Kevin and John presented the application.

6.1.4. Comments from the Commission

Mathiesen questioned what part of the parcel was being split off. Kevin confirmed the area.

Anderson questioned if they would share a driveway and if the new parcel would touch the county road. Kevin confirmed it would.

6.1.5. Chairman opens the public hearing

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 Hoegermeyer to recommend approval to the request of H. John Wilkening and Kevin Wilkening for a one-time lot split and change of zone from A-1 to A-LSR in the W1/2 of the SW1/4 and the SW1/4 of the NW1/4 of Section 27-18-9. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 7, Nay: 0

6.2. **CONDITIONAL USE PERMIT**

Gilman and Kristie Bittner are requesting approval of a Conditional Use Permit to temporarily allow 2 single-family residences on one parcel. The property is described as Tax Lot 84 in Section 7, Township 17 North, Range 12 East of the Sixth P.M. General location is 10555 County Road 32, 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 there were no new or additional comments.

6.2.3. Presentation by the applicant

Patrick Knobbe with Advance Design and Construction, presented the application for the Bittners Discussion regarding the current house/building that is being built

Shewchuk stated that the applicants would be applying for a Conditional Use Permit to operate a commercial kennel that will operate out of that building once it is completed and they have moved into the residence side of the building.

6.2.4. Comments from the Commission

6.2.5. Chairman opens the public hearing

Jessica Quick, 10991 County Road 32, spoke neutrally regarding this application, but has concerns about the kennel and wanted to make sure it would need to go through the CUP process for approval.

6.2.6. Chairman closes the public hearing

6.2.7. Additional comments from the Commission

Discussion by Commission members regarding the current house/building, future kennel and what would happen to the first residence once the primary residence is completed.

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

Motion Lambrecht and second by Smith to recommend approval to the request of Gilman and Kristie Bittner for a Conditional Use Permit to temporarily allow two residences on one parcel on Tax Lot 84 in Section 7-17-12, with a two-year term. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 7, Nay: 0

6.3. **CONDITIONAL USE PERMIT**

Steve Engen is requesting approval of a Conditional Use Permit to allow an accessory structure to be built before the primary residence. The property is described as Tax Lot 54 in Section 28, Township 17 North, Range 12 East of the Sixth P.M. General location is County Road 39 and County Road P38, Omaha, NE.

6.3.1. Recognition of staff report in the Commission packet

6.3.2. Any new/additional comments from the Planning Administrator

Shewchuk stated that if they hadn't recently looked at the 3<sup>rd</sup> attachment on Sparq, it was the drawing for the accessory structure that the applicant wanted to build before the primary.

6.3.3. Presentation by the applicant

Steve presented the application.

6.3.4. Comments from the Commission

Discussion regarding when the house would be started, what would be stored in the building and the size of the acreage.

6.3.5. Chairman opens the public hearing

6.3.6. Chairman closes the public hearing

6.3.7. Additional comments from the Commission

6.3.8. 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 Steve Engen for a Conditional Use Permit to allow an accessory structure to be built before the primary residence on Tax Lot 54 in Section 28-17-12, for a two-year term. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 7, Nay: 0

7. **NEW BUSINESS:**

Shewchuk stated that he had forgotten to attach the updated By-Laws on this agenda and would have them on the December agenda or the next time they meet for their approval.

8. **REPORTS FROM STAFF:**

Shewchuk stated that the Commission had 2 members up for reappointment with one other person, at this time, applying for a position.

9. **ITEMS FROM THE MEMBERSHIP:**

Anderson discussed the decision by the Board to approve the lot split that was denied by the Commission at the last meeting.

10. **ITEMS FROM THE PUBLIC:**

11. **ADJOURNMENT:**

Motion Anderson and second by Taylor to adjourn the November 7, 2024, meeting of the Washington County Planning Commission at 7:25 P.M. 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