

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

Thursday, July 11, 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”

Vice Chairman Smith called the meeting to order at 7:00 PM

Roll Call of Members

Members Mathiesen and Taylor were absent. Also present were Shewchuk, Diefenbaugh and McBride.

Approval of May 2, 2024 minutes.

Motion Hoegermeyer and second by Hartzell to approve the minutes of the May 2, 2024 meeting of the Washington County Planning Commission as presented. Motion Carried. Anderson: Abstain (Without Conflict), Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Absent, Smith: Aye, Taylor: Absent Aye: 4, Nay: 0, Abstain (without conflict) 1, Absent: 2

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 June 21, 2024, 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: Aye, Lambrecht: Aye, Mathiesen: Absent, Smith: Aye, Taylor: Absent Aye: 5, Nay: 0, Absent: 2

Open Meetings Act Posting

Vice Chairman Smith 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

TBR, Inc. Administrative review of CUP 21-07 - application of sludge

Skinny Bones Administrative review of CUP 21-08 - event venue

Lambrecht questioned if there were any changes requested for the event venue. Shewchuk stated there were none.

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 JULY 23, 2024, IN THE SUPERVISORS ROOM, COURTHOUSE, BLAIR, NEBRASKA. (FOR APPLICABLE AGENDA ITEMS)

CONDITIONAL USE PERMIT

Brad Brown requests approval to construct an accessory building prior to the primary building on property zoned A-1. Property is described as Tax Lot 51 in Section 30, Township 18 North, Range 12 East of the Sixth P.M. General location is County Road P35 & Stardust Ln., Blair, NE.

Recognition of staff report in the Commission packet

Any new/additional comments from the Planning Administrator

Shewchuk stated there were no new or additional comments

Presentation by the applicant

Brad Brown presented the application

Comments from the Commission

Anderson asked for confirmation on the size of the property

Chairman opens the public hearing

Chairman closes the public hearing

Additional comments from the Commission

Discussion regarding if plans for the home had been submitted with the application, if the setbacks for the barn were met and driveway access was approved.

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

Motion Lambrecht and second by Hartzell to recommend approval to the request of Brad Brown for a Conditional Use Permit to construct an accessory building before the primary building in Tax Lot 51 in Section 30-18-12, for a two-year term. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Absent, Smith: Aye, Taylor: Absent Aye: 5, Nay: 0, Absent: 2

FINAL PLAT

Perly and Sandra Schoville are requesting approval of a Final Plat for a 2-lot residential subdivision, Perly Gates. The property is described as Tax Lot 65 in Section 7, Township 17 North, Range 12 East of the Sixth 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 there were no new or additional comments

Presentation by the applicant

Perly Schoville presented the application

Comments from the Commission

Smith asked for confirmation that there had been no changes to the application since the preliminary had been approved. No changes had been made.

Chairman opens the public hearing

Chairman closes the public hearing

Additional comments from the Commission

Lambrecht questioned if rural water was available or being used. Smith requested that Mr. Schoville give more details on his application. Additional discussion regarding access to rural water being available to the proposed subdivision. Mr. Schoville stated that his family member was aware that if they were unable to connect to rural water, that they would need to dig a well. Smith confirmed that it was not a requirement that the property have access to rural water.

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

Motion Hartzell and second by Lambrecht to recommend approval to the request of Perly and Sandra Schoville for the final plat of Lots 1 and 2, Perly Gates, in Section 7-17-12. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Absent, Smith: Aye, Taylor: Absent Aye: 5, Nay: 0, Absent: 2

LOT SPLIT AND REZONE

Stephen and Kristell Reynolds 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 Tax Lot 3 in Section 18, Township 19 North, Range 11 East of the Sixth P.M. General location is 16297 County Road P10 Herman, NE.

Recognition of staff report in the Commission packet

Any new/additional comments from the Planning Administrator

Shewchuk stated there were no new or additional comments

Presentation by the applicant

Stephen Reynolds presented the application and stated that his intent was to sell both parcels.

Comments from the Commission

Discussion regarding which parcel would be zoned A-LSR, where the new driveway had been approved to go, the sizes of the parcels and if that was allowed. The placement of the septic system was also discussed and the demolition of the old house.

Chairman opens the public hearing

Chairman closes the public hearing

Additional comments from the Commission

Lambrecht questioned the acre limit and if it was supposed to be a minimum of 40 acres to qualify for the one-time lot split. Shewchuk stated that the subdivision regulations do not state that there is a 40-acre minimum requirement.

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

Motion Hartzell and second by Smith to recommend approval to the request of Stephen and Kristell Reynolds for a one-time lot split and change of zone from A-1 to A-LSR for Tax Lot 3 in Section 18-19-11. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Absent, Smith: Aye, Taylor: Absent Aye: 5, Nay: 0, Absent: 2

Discussion continued amongst the Commission regarding the parcel size requirements of a one-time lot split.

NEW BUSINESS:

REPORTS FROM STAFF:

Shewchuk discussed the number of house permit applications that have come into the office in regard to tornado repair/replacement. There was discussion about having additional building inspectors, if things were being done in a timely manner and what the requirements were for rebuilding these homes.

ITEMS FROM THE MEMBERSHIP:

Hoegermeyer had received a call from a member of the St Paul Lutheran Church regarding the request of a sign. Shewchuk stated that he had been in discussion with them. He stated that there is nothing in the regulations regarding the allowance of signs. There was more discussion regarding the current signs in the county. Smith stated that the Land Use Matrix stated some conditional uses. Lambrecht stated that there had been a previous conversation with the church regarding a new sign being allowed but wasn't sure of the date. Shewchuk stated that the office would look into it and get back to the Commission.

ITEMS FROM THE PUBLIC:

ADJOURNMENT:

Motion Hoegermeyer and second by Lambrecht to adjourn the July 11, 2024, meeting of the Washington County Planning Commission at 8:02 PM. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Absent, Smith: Aye, Taylor: Absent Aye: 5, Nay: 0, Absent: 2

Michael Smith, Vice Chairman