

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

Thursday, January 4, 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 7:03 PM

Roll Call of Members

Lambrech arrived at 7:04 PM. Also present were Shewchuk, Diefenbaugh and McBride.

Approval of December 7, 2023 minutes.

Motion Hoegermeyer and second by Smith to approve the minutes of the December 7, 2023 meeting of the Washington County Planning Commission as presented. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Absent, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 6, Nay: 0, Absent: 1

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 December 22, 2023, and is on file in the Planning & Zoning office.

Motion Hartzell and second by Anderson to approve the agenda as presented. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Abstain (Without Conflict), Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 6, Nay: 0, Abstain (Without Conflict): 1

Election of Chair and Vice-Chair

Election of Planning Commission Chairman

Anderson nominated Matt Mathiesen as Chairman. Second by Hoegermeyer. Motion Lambrecht and second by Anderson to move nominations cease and Matt Mathiesen be elected as Chairman. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 7, Nay: 0

Election of Planning Commission Vice-Chairman

Motion Anderson and second by Lambrecht to nominate Mike Smith and, if no others, move nominations cease and Mike Smith be elected as Vice-Chairman. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Abstain (With Conflict), Taylor: Aye Aye: 6, Nay: 0, Abstain (With Conflict): 1

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

- Scot Thompson Administrative review of CUP 98-12, application of sludge
- Kriete Farms Administrative review of CUP 01-01, application of sludge
- Greg Hoegermeyer Administrative review of CUP 98-07, application of sludge
- Greg Hoegermeyer Administrative review of CUP 00-08, application of sludge
- 3 C's Inc. Administrative review of CUP 89-05, application of sludge
- Dam's Farms Administrative review of CUP 11-05, application of sludge
- Robert Wilkens & Sons Administrative review of CUP 14-01, application of sludge
- Rhea Realty Administrative review of CUP 21-12, operation of a borrow pit

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

LOT SPLIT AND REZONE

Michael Hagerbaumer is requesting approval of a one-time lot split for property zoned A-1 and a change of zone from A-1 to A-LSR. Property is described as the NE 1/4 NE 1/4 of Section 29, Township 19 North, Range 9 East of the Sixth P.M. General location is 27233 County Road 14, Hooper, NE.

- Recognition of staff report in the Commission packet
- Any new/additional comments from the Planning Administrator
- Presentation by the applicant

Mike presented the application.

Comments from the Commission

Anderson confirmed that requirements of setbacks were met for all buildings, well and septic system.

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 Smith and second by Hoegermeyer to recommend approval to the request of Michael Hagerbaumer for a one-time lot split of the NE 1/4 of the NE 1/4 of Section 29, Township 19 North, Range 9 East of the 6th P.M. and a change of zone from A-1 to A-LSR for the newly created parcel. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye
Aye: 7, Nay: 0

PRESENTATION: Michaela Valentin--OPPD Community and Government Relations Manager

NEW BUSINESS:

REPORTS FROM STAFF:

Reminder of the six-pack meeting January 9th.

ITEMS FROM THE MEMBERSHIP:

ITEMS FROM THE PUBLIC:

ADJOURNMENT:

Motion Taylor and second by Hartzell to adjourn the January 4, 2024 meeting of the Washington County Planning Commission at 7:31 PM. Motion Carried. Anderson: Aye, Hartzell: Aye, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye
Aye: 7, Nay: 0

Matt Mathiesen, Chairman