

## WASHINGTON COUNTY PLANNING COMMISSION MINUTES

Thursday, April 4, 2024

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 7:02 PM

### Roll Call of Members

All members present with Lambrecht arriving at 7:06 PM. Also present was Shewchuk, Diefenbaugh and McBride.

### Approval of March 14, 2024 minutes.

Motion Hoegermeyer and second by Smith to approve the minutes of the March 14, 2024 meeting of the Washington County Planning Commission as presented. Motion Carried. Anderson: Abstain (Without Conflict), Hartzell: Abstain (Without Conflict), Hoegermeyer: Aye, Lambrecht: Absent, Mathiesen: Aye, Smith: Aye, Taylor: Aye. Aye: 4, Nay: 0, Absent: 1, Abstain (Without Conflict): 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 March 22, 2024, and is on file in the Planning & Zoning office. Shewchuk confirmed that agenda item #2 had been removed by the applicant. Motion Anderson and second by Hartzell 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

#### **Dam Farms, Inc. Administrative review of CUP 16-02 - application of sludge**

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

#### CONDITIONAL USE PERMIT

Roger and Kristin Swenson request approval to temporarily allow 2 family residences during construction on property zoned A-1. The property is described as Tax Lot 7 in Section 14, Township 17 North, Range 11 East of the Sixth P.M. General location is 4728 County Road 31, Blair, NE.

Recognition of staff report in the Commission packet

Any new/additional comments from the Planning Administrator

Presentation by the applicant

Roger presented the application

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 Roger and Kristen Swenson for a Conditional Use Permit to temporarily allow two single-family residences, for a two-year term, on Tax Lot 7 in Section 14-17-11. 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:

#### ITEMS FROM THE MEMBERSHIP:

Anderson and Mathiesen met with Justin Novak with the Papio NRD regarding the rural water system in Washington County.

Anderson stated that Novak was planning on doing a presentation for city/county officials. Anderson and Mathiesen found it very informative.

#### ITEMS FROM THE PUBLIC:

#### ADJOURNMENT:

Motion Hartzell and second by Taylor to adjourn the April 4, 2024, meeting of the Washington County Planning Commission at 7:21 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