

**WASHINGTON COUNTY PLANNING COMMISSION MINUTES**

Thursday, March 14, 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**

Mike Anderson and Kevin Hartzell were absent. Also present at the meeting, Shewchuk, Diefenbaugh and McBride.

**Approval of February 1, 2024 minutes.**

Motion Smith and second by Lambrecht to approve the minutes of the February 1, 2024 meeting of the Washington County Planning Commission as presented. Motion Carried. Anderson: Absent, Hartzell: Absent, Hoegermeyer: Abstain (Without Conflict), Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 4, Nay: 0, Absent: 2, Abstain (Without Conflict): 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 February 23, 2024, and is on file in the Planning & Zoning office.

Motion Hoegermeyer and second by Smith to approve the agenda as presented. Motion Carried. Anderson: Absent, Hartzell: Absent, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 5, Nay: 0, Absent: 2

**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**

- Tyson Farms Administrative review of CUP 07-04, application of corn milling bio-solids
- Robert Peterson Administrative review of CUP 07-06, application of corn milling bio-solids
- Neale Farms Administrative review of CUP 07-07, application of corn milling bio-solids
- Neale Farms Administrative review of CUP 14-06, application of corn milling bio-solids
- Randy Blomker Administrative review of CUP 07-08, application of corn milling bio-solids
- Camp Fontanelle Administrative review of CUP 09-02, RV Park
- Jeff & Maria Bledsoe Administrative review of CUP 08-02, lighted sign
- Hoier/Botteger Administrative review of CUP 14-03, application of corn milling bio-solids
- Neale Farms Administrative review of CUP 14-04, application of sludge
- Krete Farms Administrative review of CUP 14-05, application of sludge
- Samson Administrative review of CUP 21-03, short term lodging
- Danielle Ridenoure Administrative review of CUP 22-03, Event Venue

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

**LOT SPLIT AND REZONE**

James Mahlon Rador representing Grant Ray 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 S1/2 NE1/4 in Section 6, Township 19 North-Range 10 East of the Sixth P.M. General location is 18661 County Road 13, Herman, NE.

- Recognition of staff report in the Commission packet
- Any new/additional comments from the Planning Administrator
  - Shewchuk stated that there were no additional comments

Presentation by the applicant  
James Mahlon Rador presented the application stating the house/buildings will be sold.

- 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 Mathiesen and second by Hoegermeyer to recommend approval to the request of James Rador, for Grant Ray, for a one-time lot split of the South 1/2 of the NE 1/4 of Section 6-19-10, and a change of zone from A-1 to A-LSR for the newly created parcel. Motion Carried. Anderson: Absent, Hartzell: Absent, Hoegermeyer: Aye, Lambrecht: Aye, Mathiesen: Aye, Smith: Aye, Taylor: Aye  
Aye: 5, Nay: 0, Absent: 2

**NEW BUSINESS:**

**REPORTS FROM STAFF:**

- a. Meeting with Blair
- b. Zoning Regulations Update

**ITEMS FROM THE MEMBERSHIP:**

**ITEMS FROM THE PUBLIC:**

**ADJOURNMENT:**

Motion Hoegermeyer and second by Lambrecht to adjourn the March 14, 2024, meeting of the Washington County Planning Commission at 7:22 PM. Motion Carried. Mike Anderson: Absent, Kevin Hartzell: Absent, Greg Hoegermeyer: Aye, Gary Lambrecht: Aye, Matt Mathiesen: Aye, Michael Smith: Aye, David Taylor: Aye Aye: 5, Nay: 0, Absent: 2

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Matt Mathiesen, Chairman