

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

Thursday, August 1, 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 7:02 PM

Roll Call of Members

Members Lambrecht and Hartzell were absent. WCPZ staff present were Shewchuk, Diefenbaugh and McBride

Approval of July 11, 2024 minutes.

Motion Hoegermeyer and second by Smith to approve the minutes of the July 11, 2024 meeting of the Washington County Planning Commission as presented. Motion Failed. Decision to carry over to the next meeting. Anderson: Aye, Hartzell: Absent, Hoegermeyer: Aye, Lambrecht: Absent, Mathiesen: Abstain (Without Conflict), Smith: Aye, Taylor: Abstain (Without Conflict) Aye: 3, Nay: 0, Absent: 2, 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 August 27, 2024, and is on file in the Planning & Zoning office.

Motion Smith and second by Anderson to approve the agenda as presented. Motion Carried. Anderson: Aye, Hartzell: Absent, Hoegermeyer: Aye, Lambrecht: Absent, 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

Fitzgerald Farms Administrative review of CUP 04-04 - application of corn milling bio-solids

Robert Wilkins & Sons Administrative review of CUP 02-05 - application of sludge

TBR Inc. Administrative review of CUP 22-05 - Gypsum

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 AUGUST 27, 2024, IN THE SUPERVISORS ROOM, COURTHOUSE, BLAIR, NEBRASKA. (FOR APPLICABLE AGENDA ITEMS)

PRELIMINARY PLAT AND CHANGE OF ZONE

Gary Kirkpatrick requests approval for a preliminary plat to create a 2-lot residential subdivision and a change of zone from A-1 to RS-1. The property is described as Tax Lot 55 in Section 12, Township 17 North, Range 11 East of the Sixth PM. General location is 5052 State Hwy 133, Blair, NE.

Recognition of staff report in the Commission packet

Any new/additional comments from the Planning Administrator

Shewchuk discussed the question regarding the current accessory structure location.

Presentation by the applicant

Gary presented the application

Comments from the Commission

Discussion regarding setbacks, property lines, rural water, width of driveway

Chairman opens the public hearing

Mandy Kirkpatrick questioned the widening of the driveway and updating the survey prior to the Board of Supervisors meeting.

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 Anderson to recommend approval of the request by Gary Kirkpatrick for a preliminary plat of a two-lot residential subdivision with the requested waivers and a change of zone from A-1 to RS-1 for Lots 1 and 2, Kirkpatrick Estates. Motion Failed. Anderson: Nay, Hartzell: Absent, Hoegermeyer: Aye, Lambrecht: Absent, Mathiesen: Nay, Smith: Aye, Taylor: Nay Aye: 2, Nay: 3, Absent: 2

Motion Smith and second by Hoegermeyer to approve with the recommendation to maintain 20-foot width of the driveway to the second property. Motion Carried. Anderson: Aye, Hartzell: Absent, Hoegermeyer: Aye, Lambrecht: Absent, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 5, Nay: 0, Absent: 2

NEW BUSINESS:

REPORTS FROM STAFF:

ITEMS FROM THE MEMBERSHIP:

ITEMS FROM THE PUBLIC:

ADJOURNMENT:

Motion Anderson and second by Hoegermeyer to adjourn the August 1, 2024 meeting of the Washington County Planning Commission at 7:38 PM. Motion Carried. Anderson: Aye, Hartzell: Absent, Hoegermeyer: Aye, Lambrecht: Absent, Mathiesen: Aye, Smith: Aye, Taylor: Aye Aye: 5, Nay: 0, Absent: 2

Matt Mathiesen, Chairman