

NANCE COUNTY PLANNING AND ZONING COMMISSION

Meeting Minutes June 26, 2017

Agenda Item 1 – Call to Order

A meeting of the Nance County Planning & Zoning Commission was called to order by Chairperson Chuck Delancey at the Nance County Courthouse in Fullerton, Nebraska on Monday, June 26, 2017 at 7:00 p.m. Meeting notice was given by publication in the June 21, 2017 editions of *The Nance County Journal* and *The Genoa Leader-Times*, and an agenda was made available at the office of the Zoning Administrator and on the Zoning website. Delancey acknowledged the posted Open Meetings Act posted in the Supervisors' meeting room.

Agenda Item 2 – Roll Call

The following quorum of Commission members was present and answered roll call: Chuck Delancey, Delmer Wondercheck, Brett Houtby, Roy Guisinger, and Lynn Belitz. Excused from the meeting were John Cieloha and Galen Frenzen. Absent were Shane Czarnick and Pat Connelly.

Baldrige introduced Allen Chlopek, who will be the new zoning administrator beginning July 10, 2017.

Agenda Item 3 – Minutes

Minutes from the May 22, 2017 meeting had been mailed in advance and were briefly reviewed. Guisinger made a motion to approve the minutes as presented. Seconded by Wondercheck. Ayes by roll call: 5. Nays: 0. Absent: 4. Motion carried.

Agenda Item 4 – Public Hearings

- a. Hidden Creek Ventures' application for a Conditional Use Permit to develop a private campground on land in Nance County at Pt. SE $\frac{1}{4}$ NW $\frac{1}{4}$ 24-17-5 in Council Creek Township.

Tom Ziemba was present to discuss plans for the new, private campground. They include eight camper pads with electrical and water hookups, septic holding tanks to be pumped out commercially, and a vehicle parking area directly to the east of the campground. Plans down the road may include the construction of showers and a bunker shelter. The site is $\frac{1}{2}$ mile west and 1 mile south of the nearest residences.

During discussion, the Commissioners advised Ziemba to make sure that campers understand that normal farming practices, eg. the spreading of manure, will occur on lands adjacent to the campground; there will be no effort by the Zoning Commission to curb those practices on behalf of campers.

Guisinger made a motion to recommend approval of the CUP, with no added conditions attached, to the Board of Supervisors. Seconded by Belitz. Ayes by roll call: 5. Nays: 0. Absent: 4. Motion carried.

- b. Consideration of amendments to Nance County's Zoning Regulations related to:

- i) Animal Feeding Operations / AU classes and setbacks

Commissioners discussed the Odor Footprint Tool, Environmentally Enclosed Housing operations vs. Open Lot operations, new CAFO technologies that control odor, and Baldrige's proposal for a new, 7-category class/setback chart. After discussion, Guisinger made a motion to recommend approval of the new class/setback chart to the Board of Supervisors. Seconded by Wondercheck. Upon further discussion, Guisinger withdrew his motion.

Commissioners expressed concerns about how the new, proposed chart is more lenient than existing setbacks, but that having seven classes rather than three makes sense. They cautioned against getting more and more lenient with setbacks in future revisions. They proposed several changes to the new chart, which included increasing setback jumps in classes V - VII from $\frac{1}{4}$ mile to $\frac{1}{2}$ mile, and decreasing the AU count jumps in classes VI and VII from 10,000 to 5,000.



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After reviewing those changes on the chart itself, Guisinger made a motion to recommend approval of the regulation changes to the Board of Supervisors. Seconded by Wondercheck. Ayes by roll call: 5. Nays: 0. Absent: 4. Motion carried.

- ii) The Nebraska Animal Feeding Operation Siting Matrix -- Tabled
- iii) The permit application process for manure originating outside of the County
Commissioners agreed upon this process change at the previous meeting: Applications for manure originating from outside the County should be approved by the Board of Supervisors, but such applications should not have to go through the public hearing process or the Zoning Commission. After last month's meeting, Baldrige typed up the proposed amendments to the regulations that would implement this change, and at tonight's meeting, Delancey signed the recommendation.

Agenda Item 5 – Other

None.

Agenda Item 6 – Next Meeting

The next meeting will be Monday, July 24 2017 at 7:00 p.m. (instead of the usual third Monday).

Agenda Item 7 – Adjourn

Wondercheck made a motion to adjourn the meeting. Seconded by Houtby. All ayes, no nays, meeting adjourned.

SUBMITTED BY:

AFFIRMED BY:

Commission Secretary

Commission Chairperson