

Nance County Planning and Zoning Minutes



NANCE COUNTY PLANNING AND ZONING COMMISSION

Meeting Minutes April 25, 2022

Agenda Item 1 – Call to Order

A meeting of the Nance County Planning & Zoning Commission (PZ) was called to order by Chairperson Chuck Delancey at the Nance County Extension Office in Fullerton, Nebraska on Monday, April 25, 2022 at 7:00 p.m. Meeting notice was given by publication in two previous editions of *The Nance County Journal* and two previous editions of *The Genoa Leader-Times*, and an agenda was made available at the office of the PZ Administrator. Chairperson Delancey acknowledged the posted Open Meetings Act.

Agenda Item 2 – Roll Call

The following quorum of Commission members was present and answered roll call: Pat Connelly, Chuck Delancey, Brett Houtby, Mark Sonderup, and Delmar Wondercheck

Agenda Item 3 – Minutes

Minutes from the December 6, 2021 meeting were reviewed. Connelly made a motion to approve the minutes as presented. Seconded by Sonderup. All in favor. Motion carried.

Agenda Item 4 – Public Hearings

- a. Discussion on the Livestock Manure Stockpiling Permit Process (recommended changes to regulations and addition of a Livestock Manure Stockpiling Permit)

The Commissioners reviewed draft recommended changes from the April 26, 2021 PZ Commission meeting. After lengthy discussion, Commission Chairperson Delancey requested that the PZ Administrator modify the recommended changes to the Nance County Zoning Regulations so they can be reviewed at the next PZ Commission Meeting:

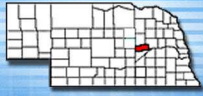
- Page 19, Section 4 Supplementary Regulations. 4.3,
- the recommended new definition for a Livestock Manure Permit to be included on page 52, and
- the name and format to the current “Livestock Manure Stockpiling Permit” to the “Livestock Manure Permit.”

Refer to attached document noting the recommended changes to the Livestock spreading and/or stockpiling of livestock manure on land in Nance County.

- b. Discussion on the introduction and discussion of recommended amendments to the Nance County Comprehensive Plan related to “perpetual” Conservation Easements.

The Commissioners reviewed Conservation Easement recommendations drafted by the County Attorney, Rodney Wetovick who attended the meeting and gave legal insight into the recommended amendments. After lengthy discussion, Commission Chairperson Delancey requested the PZ Administrator further modify/clean up the recommendation’s and to also add the reference to the plan from Nance County Resolution 2021-14 so they can be reviewed at the next PZ Commission Meeting.

Refer to the attached excerpt from the Nance County Comprehensive Plan noting the recommended amendments (changes/additions/deletions).



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- c. Introduction and discussion to update the Floodplain Development Permit Application.

In essence of time, the PZ Administrator recommended the update to the Floodplain Development Permit Application be tabled until the next PZ Commission Meeting.

- d. Introduction and discussion about the Summit Carbon Solutions CO2 Pipeline being planned to transverse the County, if Zoning regulations are necessary and if a pipeline permit is/should be required.

The Commissioners reviewed the Summit Carbon Solutions CO2 Pipeline information provided by the PZ Administrator and had lengthy discussion on whether or not the County should adopt pipeline zoning regulations. Commissioner Sonderup felt that regulations should be put in place to ensure that pipeline construction companies bury pipeline at a depth of 4 feet or greater in compliance with the 1938 Pipeline Construction Standards (Natural Gas Act of 1938). He further believed that the construction company should be required to inform land owners 24 hours before construction begins on their property to ensure safety of all involved (land owners, farmers, and construction workers).

Chairperson Delancey recommended that the PZ Administrator craft draft pipeline regulations to be reviewed and further discussed at the next PZ Commission Meeting.

Agenda Item 5 – Adjourn

Sonderup made a motion to adjourn the meeting. Seconded by Houtby. Motion carried.

SUBMITTED BY:

AFFIRMED BY:

Commission Secretary

Commission Chairperson