

Nance County Planning and Zoning COMMISSION

Chuck Delancey
Pat Connelly
Brett Houtby
Lynn Belitz
John Pelican

John Cieloha
Clint Dubas
Galen Frenzen
Timothy Morthole

Administrator:
Mary Los
PO Box 821
Fullerton, NE 68638
Ph: 308-536-2902

Meeting Agenda Monday, June 15, 2009 8:00 p.m.

1. Call meeting to order
2. Roll call
3. Approval of minutes from last meeting
4. Old business
- a. **Commission ByLaws:** This was discussed at the March 16 meeting, but no formal action was taken. Should Article IV, Section 2 be amended to change:

If a member of the Commission misses more than four (4) meetings consecutively or more than six (6) meetings total in a twelve-month period, notice will be given to the County Board requesting that member to be replaced.

to:

If a member of the Commission has more than four (4) consecutive unexcused absences from meetings or more than six (6) total unexcused absences from meetings in a twelve-month period, notice will be given to the County Board requesting that member to be replaced.

- b. **WECS:** Regulations were reviewed, updated, and approved for public hearing at the March 16 meeting. However, Mary would like to table this another month to make sure everything is in order.
5. New business
- a. **Public hearing** concerning the application for a Conditional Use Permit by Sharon Czarnick to extract gravel from a previously operational pit located in Fr. Southeast Quarter Section 34, Township 17, Range 4, Nance County.

- b. **Floodplain regulations:** The county joined the National Flood Insurance Program (NFIP) in October 2001, and in June 2005, the Board of Supervisors adopted Ordinance/Resolution #05-06, which commits us to the adoption of floodplain management regulations. Mary has skimmed the meeting minutes of the past nine years and can find no discussion of floodplain regulations. We have a 13-page draft of Floodplain Regulations prepared by JEO back in 1999. Does anyone know if they were adopted but just never made it into our regulations manuals? If they were never adopted, should we begin that process?
- 6. Administrator's report
 - a. Permits issued:
 - Brandenburger (addition to house in East Newman: 25-16-5)
 - Ulferts (addition to house in West Newman: 33-16-6)
 - b. Permits pending:
 - Czarnick (new garage and mud room in Prairie Creek: 35-17-4)
 - Czarnick (new grain bin in Prairie Creek: 34-17-4)
 - c. Confirm mileages; sign mileage claims
 - d. NDNR Floodplain Conference, July 31, Lincoln (\$10)
 - e. If meeting minutes, agendas, regulations pages under review, etc. are posted online instead of being printed and mailed, will everyone have access? Or should everything still be printed and mailed in advance of meetings?
- 7. Schedule next meeting: July 20 at 8:00 p.m.?
- 8. Adjourn

The agenda is posted and kept continually current at the Nance County Courthouse. It is distributed to the Board of Supervisors and the Planning and Zoning Commission prior to the scheduled meeting. Copies are available at the office of the Nance County Zoning Administrator.

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Meeting Agenda Monday, July 20, 2009 8:00 p.m.

1. Call meeting to order
2. Roll call
3. Approval of minutes from last meeting
4. Old business: ByLaws

Article IX, Section 1 of the ByLaws:

These by-laws may be amended by approval of two-thirds or more of the entire membership of the Planning Commission. The affirmative votes of at least six (6) Commission members or more shall be required.

So we don't need to hold a public hearing or solicit approval from the Board of Supervisors to change the ByLaws, but we had only 5 members/5 votes at the June meeting, so we need one more vote to change Article IV, Section 2 from:

If a member of the Commission misses more than four (4) meetings consecutively or more than six (6) meetings total in a twelve-month period, notice will be given to the County Board requesting that member to be replaced.

to:

If a member of the Commission has more than four (4) consecutive unexcused absences from meetings or more than six (6) total unexcused absences from meetings in a twelve-month period, notice will be given to the County Board requesting that member to be replaced.

5. New business
 - a. Lot Split Application: Duane and Myrna Beed would like to sell 40 acres and keep the 7 that the current farmstead sits on; West Newman: 23-16-6.
 - b. Clarification needed on when Lot Split Applications are relevant (recent cases of Beed and Silverberg were handled differently)
 - c. Proposed Floodplain Regulations: discuss, modify. . . .

- d. Postponing discussion of WECS Regs another month because of full agenda
6. Administrator's report
 - a. Permits issued:
 - Sharon Czarnick, additional grain bin & dryer, Genoa: 34-17-4
 - Shane Czarnick, garage and mud room addition, Genoa: 35-17-4
 - Scott Syslo (S&P Farms), new grain bin, East Newman: 20-16-5
 - Lawrence & Marjorie Brandenburger, new home, Silver Creek: 32-16-4
 - b. Permits pending:
 - Zoning permit mailed to Swantek, new machine shed, Genoa: 9-17-4
 - Report on status of Czarnick's Conditional Use Permit for a gravel pit
 - c. Report on Patrick Pfeifer's Trail's End LOMR/MT-EZ application process
 - d. Report of Wemhoff's Request for Variance
 - e. Members who weren't present last month need to sign mileage claims
 - f. FYI re. locations of members on county map (to consider when thinking about recommendations for Timothy Morthole's replacement)
7. Schedule next meeting: August 17 at 8:00 p.m.?
8. Adjourn

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Meeting Agenda

Monday, August 17, 2009

8:00 p.m.

1. Call meeting to order
2. Roll call
3. Approval of minutes from last meeting
4. Old business: ByLaws

We need 6 affirmative votes to change Article IV, Section 2 from:

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to:

If a member of the Commission has more than four (4) consecutive unexcused absences from meetings or more than six (6) total unexcused absences from meetings in a twelve-month period, notice will be given to the County Board requesting that member to be replaced.

5. New business
 - a. Floodplain Regulations: discuss and modify
6. Administrator's report
 - a. Permits issued:
 - Mike Malander, storage shed, Timber Creek: 12-17-7
 - Al & Janet Wemhoff, replacement workshop, South Branch: 35-17-8
 - Swantek Farms, storage shed, Genoa: 9-17-4
 - Sharon Czarnick, conditional use permit for gravel pit, Genoa: 34-17-4
 - Duane & Myrna Beed, lot split, West Newman: 23-16-6

- b. Permits pending:
 - Zoning permit mailed to Pat Connelly for a new building, Beaver: 24-18-4
 - Zoning permit handed to Tammy Prososki for new home
 - c. Update on replacement for Tim Morthole
 - d. Verdict on how to file building restrictions after lot splits
 - e. Verdict on voting requirements: Even for approval of minutes, any and all Commission actions must have a minimum of 5 affirmative votes to pass. The only exception is that to change the ByLaws, a minimum of 6 affirmative votes is required.
7. Schedule next meeting: September 21 at 8:00 p.m.?
8. Adjourn

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Meeting Agenda Monday, September 21, 2009 8:00 p.m.

1. Call meeting to order
2. Roll call
3. Approval of minutes from July 20, 2009 meeting
4. Old business
 - a. ByLaws: Vote to amend (i) attendance rules, (ii) meeting frequency, and (iii) length of terms
 - b. Attaching restrictions to properties
 - c. Voting requirements
 - d. Status of search for replacements for Tim Morthole and John Pelican
 - e. Floodplain Regulations: handout
5. New business
 - a. Existing industry: discuss rezoning from A-1 to I-1 and whether or not a variance from setback requirements is needed
 - b. Young trees along an intersection: potential future violation
 - c. Moving dirt near floodway/flood fringe; are any zoning regs applicable?
 - d. Permit fees
 - e. Proposed additions to zoning permit form
 - f. Mobile home permits/renewal forms

6. Administrator's report

a. Permits issued since mid-July:

- Mike Malander, storage shed, Timber Creek: 12-17-7
- Al & Janet Wemhoff, replacement workshop, South Branch: 35-17-8
- Swantek Farms, storage shed, Genoa: 9-17-4
- Sharon Czarnick, conditional use permit for gravel pit, Genoa: 34-17-4
- Duane & Myrna Beed, lot split, West Newman: 23-16-6
- Pat Connelly, storage shed, Beaver: 24-18-4
- NE Dept. of Roads, floodplain permit to repave L63A North of Genoa
- D.R. Frey, rebuilding garage, granted variances from (i) 15' sideyard setback, and (ii) 1' elevation above BFE: Genoa, 12-17-4
- Andy & Tammy Prososki, new home: Prairie Creek, 7-16-4
- Cindra & Dan Steinbach, new home: Beaver, 30-18-5

b. Permits pending: none

c. Website updates

7. Schedule next meeting: October 19 at 8:00 p.m. unless there's no new business

8. Adjourn

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Dennis McCoig

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Meeting Agenda Monday, December 21, 2009 7:30 p.m.

1. Call meeting to order
2. Roll call and welcome Dennis McCoig
3. Approval of minutes from July 20, 2009 meeting
4. Old business
 - a. ByLaws: Vote to amend (i) attendance rules, and (ii) meeting frequency
 - b. Attaching restrictions to properties
 - c. Clarification on voting requirements
 - d. One remaining vacancy on Commission
 - e. Floodplain Regulations: handout
5. New business
 - a. Enforcement of regulations (retroactively and ongoing) for existing business
 - b. Young trees along an intersection: potential future violation – take action?
 - c. Setback violation – take action?
 - d. Permit fees
 - e. Proposed additions to zoning permit form
 - f. Mobile home permits/renewal forms

6. Administrator's report

a. Permits issued since mid-July:

- Mike Malander, storage shed, Timber Creek: 12-17-7
- Al & Janet Wemhoff, replacement workshop, South Branch: 35-17-8
- Swantek Farms, storage shed, Genoa: 9-17-4
- Sharon Czarnick, conditional use permit for gravel pit, Genoa: 34-17-4
- Duane & Myrna Beed, lot split, West Newman: 23-16-6
- Pat Connelly, storage shed, Beaver: 24-18-4
- NE Dept. of Roads, floodplain permit to repave L63A North of Genoa
- D.R. Frey, rebuilding garage, granted variances from (i) 15' sideyard setback, and (ii) 1' elevation above BFE: Genoa, 12-17-4
- Andy & Tammy Prososki, new home: Prairie Creek, 7-16-4
- Cindra & Dan Steinbach, new home: Beaver, 30-18-5
- Jim Forbes, Jr., grain bin: Cottonwood, 10-15-8
- James Tworek, machine shed: Genoa, 5-17-4
- John & Trish Valasek, new home: Cottonwood, 33-16-8
- Mark Sonderup, 2 grain bins: Loup Ferry, 26-16-7
- Linda Tom, cattle windbreak: Loup Ferry, 29-16-7
- Kathy & Glen Brazda, addition to house: East Newman, 20-16-5
- Paul & David Shotkoski, machine shed: West Newman, 26-16-6
- NDOR, 4 Floodplain Development Permits for Genoa North/Hwy. 39

(37 total permits issued this year)

b. Website updates

c. All past Lot Splits and CUPs (52 since 2001) are now filed with the Register of Deeds (took an unanticipated \$445 out of budget for 49 filings)

d. Two terms to expire in 2010

7. Schedule next meeting: January 18 is a holiday. Change to January 25?

8. Adjourn

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