

Nance County Planning and Zoning COMMISSION

Chuck Delancey
Pat Connelly
Brett Houtby

John Cieloha
Clint Dubas
Galen Frenzen

Lynn Belitz
Dennis McCoig
Roy Guisinger

Meeting Agenda Monday, January 18, 2010 7:30 p.m.

1. Call meeting to order
2. Roll call – Welcome new member Roy Guisinger
3. Approval of minutes from December 21, 2009 meeting
4. Speaker: Bill Robinson of Landowners for Fairness re. Keystone XL Pipeline
5. Old business
 - a. Distribute updated regulations manuals (Floodplain Regulations should be reviewed and questions/issues brought to the next meeting)
 - b. Additions to Zoning Permit form
6. New business
 - a. Review reappointments / Elect 2010 officers
 - b. Mobile home permits/renewal forms
7. Administrative business
 - a. Collect manuals from those who didn't turn them in previously
 - b. Check mileages for new members
8. Schedule next meeting – February 15, 2010, 7:30 p.m. (President's Day)?
9. Adjourn

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Meeting Agenda Monday, February 8, 2010 7:00 p.m.

1. Call meeting to order
2. Roll call
3. Approval of minutes from January 18, 2010 meeting
4. Old business
 - a. Distribute updated zoning manuals
 - b. Setbacks for trees and fences
 - c. Violations/complaints procedure
 - d. Keystone XL Pipeline update
5. New business
 - a. Lot Split application: Brenda and Ronald Knopik. To split about 3 acres off of the NE ¼ 32-17-7 (Timber Creek) to purchase and rebuild existing home. Survey pending.
 - b. Lot Split: Douglas and Kathleen Wegner have already split 3.93 acres off of the E ½ 32-17-8 (South Branch) and purchased the existing farmstead.
6. Administrative business
 - a. Get Roy Guisinger's mileage
 - b. Collect zoning manuals from Clint and Galen
 - c. Besides Roy and Dennis, who needs copies of WES materials?
7. Schedule next meeting: March 15, 7:00 p.m.?
8. Adjourn

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Meeting Agenda Monday, March 15, 2010 7:00 p.m.

1. Call meeting to order
2. Roll call
3. Approval of minutes from February 8, 2010 meeting
4. Old business
 - a. If / when to investigate violations
 - b. “Non-farm” in state statutes / legality of requiring zoning permits
5. New business
 - a. Zoning permit amendments
 - b. Wind energy regulations
6. Administrative business
 - a. Collect / distribute remaining zoning manuals
 - b. Update on possible grain bin violation
 - c. Lawyer David Ptak
7. Schedule next meeting: April 19, 7:00 p.m.?
8. Adjourn

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Meeting Agenda Monday, April 19, 2010 7:00 p.m.

1. Call meeting to order
2. Roll call
3. Approval of Minutes from March 15, 2010 meeting
4. Public hearing
Husker Coop, Belgrade: CUP for anhydrous ammonia plant
5. Old business
WECS: Further review and discussion
6. New business
Possible zoning amendments:
 - a. Article 11, Section 2 (p. 10): Non-Conforming Uses of Land
 - b. Article 16, Section 15.2 (p. 32): Screening
 - c. Article 12, Section 2.37 (p. 14): re. spreading manure
 - d. Article 12, Section 2.38 (p. 15): re. pumping manure
 - e. Definitions: LFO (p. 52): ___ goats = 1 A.U.
 - f. Article 12, Section 3.2A and paragraph (p. 17): need to clarify intent
7. Administrative business
Revised Zoning Permits
8. Schedule next meeting: May 17, 2010, 7:00 p.m.?
9. Adjourn

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Meeting Agenda Monday, May 17, 2010 7:30 p.m.

1. Call meeting to order
2. Roll call
3. Approval of Minutes from April 19, 2010 meeting
4. Public hearings
 - a. CUP for new communications tower in Genoa at 12-17-4
 - b. Lot split in Genoa at 29-17-4
5. Old business
 - a. WECS: final review
 - b. Zoning amendments: review recommendations
6. New business
7. Administrative business
Revised Zoning Permits
8. Schedule next meeting: June 21st?
9. Adjourn

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Meeting Agenda Monday, June 21, 2010 8:00 p.m.

1. Call meeting to order
2. Roll call
3. Approval of Minutes from May 17, 2010 meeting
4. Public hearings
 - a. Mohr CUP at NE ¼ 29-17-4, west of Genoa
 - b. Recommend adoption of WECS regulations to Board of Supervisors
 - c. Recommend adoption of 8 zoning amendments to Board of Supervisors
5. Lot split application: South Branch, 7-17-8
6. Old business
7. New business: discuss annual reviews of hog confinement CUPs
8. Administrative business
 - a. Should we prepare Commercial/Utility Scale WECS?
 - b. LB 997 re. Comprehensive Development Plan
9. Schedule next meeting: August 16, 8 p.m.?
10. Adjourn

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Meeting Agenda Monday, August 16, 2010 8:00 p.m.

1. Call meeting to order
2. Roll call
3. Approval of Minutes from June 21, 2010 meeting
4. Lot split applications
 - a. Ziemba, NE ¼ 12-16-5 (survey pending)
 - b. Gonsior, E ½ NE ¼ 6-16-5 (survey pending)
 - c. Swanson, SE ¼ 8-16-6
 - d. Grosch, NE ¼ 36-16-4
5. Administrative business
 - a. Genoa now enforcing zoning in their 1 mi. ETJ
 - b. WECS Regulations – handout for notebooks
 - c. Zoning amendments – handout updated pages for notebooks
6. Schedule next meeting: at the call of the Chairperson
7. Adjourn

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Meeting Agenda Monday, October 18, 2010 8:00 p.m.

1. Call meeting to order and acknowledge posted Open Meetings Act
2. Roll call
3. Approval of Minutes from August 16, 2010 meeting
4. New business
 - a. Presentation: Bud Andersen from Keystone XL Pipeline
5. Old business
 - a. Genoa zoning update
6. Administrative business
 - a. Zoning amendments – handout updated pages for manuals
 - b. Report on Preister’s Request for Variance
 - c. Regulation violations: forcing compliance vs. imposing “non-compliance” fees
 - d. Zoning reminder postcards
 - e. The option to enact administrative lot splits
 - f. Stipend payments
 - g. Green Capital Power’s interest in a wind farm
7. Schedule next meeting: at the call of the Chairperson
8. Adjourn

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Meeting Agenda Monday, December 20, 2010 7:00 p.m.

1. Call meeting to order and acknowledge posted Open Meetings Act
2. Roll call
3. Approval of Minutes from October 18, 2010 meeting
4. New business
 - a. Lot split applications
 - (i) Shotkoski to Preferred Sands, pt. NE ¼ S36-T17-R5, 7.04 acres
 - (ii) Czarnik, Stephen to Ryan, pt. NW ¼ S6-T16-R3, 4.44 acres
 - b. Public hearing to amend Subdivision Regulations to allow for “administrative” lot splits
 - c. Review proposed utility-scale WECS regulations
5. Old business
 - a. Genoa zoning update
 - b. Green Capital Power update
6. Administrative business
7. Schedule next meeting: at the call of the Chairperson
8. Adjourn