



# Nance County Planning and Zoning Agenda



## NANCE COUNTY PLANNING & ZONING COMMISSION

Chuck Delancey  
Pat Connelly  
Brett Houthby

John Cieloha  
Galen Frenzen  
Delmer Wondercheck

Lynn Belitz  
Dennis McCoig  
Roy Guisinger

### Meeting Agenda Monday, February 20, 2012 7:00 p.m.

1. Call meeting to order and acknowledge posted Open Meetings Act
2. Roll call
3. Approval of Minutes from January 26<sup>th</sup>, 2012 meeting
4. New business
  - a. Public hearing: Tim and Craig Czapla c/o Frank Czapla's application for CUP to allow for an exemption to add an additional residence for their agricultural operations on land in Genoa Township at NW ¼ S1-T17-R4W.
5. Administrative business
6. Schedule next meeting: Monday, March 19<sup>th</sup>, 2012 at 7 p.m.
7. Adjourn



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### Meeting Agenda Monday, March 19th, 2012 7:30 p.m.

1. Call meeting to order and acknowledge posted Open Meetings Act
2. Roll call
3. Approval of Minutes from February 20th, 2012 meeting
4. New business
  - a. Representatives from Hanna:Keelan will be present to discuss updates to the Nance County Comprehensive Plan and Zoning Regulations. Any final questions on the Housing Study will also be addressed.
5. Administrative business
6. Schedule next meeting: April 2012 (date & time yet to be determined)
7. Adjourn



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### Meeting Agenda Monday, April 16th, 2012 7:00 p.m.

1. Call meeting to order and acknowledge posted Open Meetings Act
2. Roll call
3. Approval of Minutes from March 19th, 2012 meeting
4. New business
  - a. Representative from Hanna:Keelan will be present to discuss proposed updates to the Nance County Comprehensive Plan and Zoning Regulations.
  - b. Discuss proposed updates to Comprehensive Plan & Zoning Regulations presented at the March 19<sup>th</sup>, 2012 meeting.
  - c. Discuss adding of mini-storage in the A-1 District as a CUP.
  - d. Discuss adding appurtenant structures of 400 sq. ft. or less with an attached non-conversion agreement to Floodplain Regulations.
5. Administrative business
6. Schedule next meeting: May 2012 (date & time yet to be determined)
7. Adjourn



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### Meeting Agenda Monday, May 21<sup>st</sup>, 2012 7:00 p.m.

1. Call meeting to order and acknowledge posted Open Meetings Act
2. Roll call
3. Approval of Minutes from April 16th, 2012 meeting
4. New business
  - a. Representative from Hanna:Keelan will be present to discuss more proposed updates to the Nance County Comprehensive Plan and Zoning Regulations.
  - b. Zoning Amendment: Review Recommendation for Floodplain Regulations
5. Old Business
  - a. Discuss proposals from April 2012 P&Z meeting
6. Administrative Business
  - a. Review new Non-Conversion Agreements to be added to Floodplain Permits
7. Schedule next meeting: June (date & time yet to be determined)
8. Adjourn

Development



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### Meeting Agenda Monday, June 18<sup>th</sup>, 2012 7:00 p.m.

1. Call meeting to order and acknowledge posted Open Meetings Act
2. Roll call
3. Approval of Minutes from May 21<sup>st</sup>, 2012 meeting
4. New business
  - a. Planning and Zoning Commission will hear testimony by Joe Beck in regards to a Conditional Use Permit to spread manure from Hall County to land in Prairie Township at SE ¼ S12-T16-R4W and N ½ S18-T16-R3W.
  - b. Representative from Hanna:Keelan will be present to finalize updates to the Nance County Comprehensive Plan, Zoning and Subdivision Regulations.
5. Old Business
  - a. Discuss proposals from May 2012 P&Z meeting
6. Administrative Business
7. Schedule next meeting: July (date & time yet to be determined)
8. Adjourn



# Nance County Planning and Zoning Agenda



## NANCE COUNTY BOARD OF ADJUSTMENT

Bob Konwinski  
Chuck Delancey  
Tim Swertzic

Dale Lassek  
Dan Wetovick  
Terry Bialas, alt.

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### Meeting Agenda Thursday, July 12<sup>th</sup>, 2012 5:30 p.m.

1. Roll call
2. Approval of minutes from September 27<sup>th</sup>, 2011 meeting
3. Public Hearing concerning Timothy Morthole's request for a Variance from Nance County's Zoning Regulations requiring an 83' setback from the center of the road (Article 12, Section 3.3D). Mr. Morthole is asking for a 70' setback from the center of the road on property located in Nance County's Cottonwood Township Pt. S ½ SE ¼ S4-T15-R8W:
  - a. Proof of notification of public hearing
  - b. Determination of Board's authority to act
  - c. Determination that petitioner is present
  - d. Open public hearing
  - e. Close public hearing
  - f. Motion for action on petition
  - g. Vote
  - h. Fill-out Motion to Approve/Deny sheet in accordance with Section 7 of the Bylaws
4. Open discussion/ Administrative Items
5. Discuss Reappointment of Board members whose terms expire in 2013.
6. Adjournment

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

Nance County Zoning Administrator, P.O. Box 821, Fullerton, NE 68638  
Phone: (308) 536-3103 Fax: (308) 536-2742 E-mail: [ncpza@hamilton.net](mailto:ncpza@hamilton.net)



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### Meeting Agenda Monday, July 16<sup>th</sup>, 2012 7:00 p.m.

1. Call meeting to order and acknowledge posted Open Meetings Act
2. Roll call
3. Approval of Minutes from June 18<sup>th</sup>, 2012 meeting
4. New business
  - a. Planning and Zoning Commission to discuss updates to Nance County Comprehensive Plan, Zoning and Subdivision Regulations.
5. Administrative Business
6. Schedule next meeting: August (date & time yet to be determined)
7. Adjourn





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### NOTICE OF OPEN MEETING AND PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a regular open meeting and public hearing of the Nance County Planning and Zoning Commission will be held on Monday, August 20<sup>th</sup>, 2012 at 7:00 p.m. in the meeting room of the Nance County Courthouse, 209 Esther St., Fullerton, Nebraska. At this meeting, the Commission will make a Recommendation for Approval of Adoption, to the Board of Supervisors, the updates to the County's Comprehensive Plan, Zoning and Subdivision Regulations. All interested parties are encouraged to attend. This will be the final public hearing on the updates, by the Planning and Zoning Commission, prior to the Board of Supervisor's public hearing on adoption of the updates in September. Questions and comments may be directed to the Zoning Administrator at 308-536-3103 or PO Box 821, Fullerton, NE 68638. An agenda for the meeting is kept current and is available for public inspection at the office of the Zoning Administrator and online at [www.co.nance.ne.us](http://www.co.nance.ne.us).

Posted July 31, 2012





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### Meeting Agenda Monday, September 17<sup>th</sup>, 2012 7:00 p.m.

1. Call meeting to order and acknowledge posted Open Meetings Act
2. Roll call
3. Approval of Minutes from August 20<sup>th</sup>, 2012 meeting
4. New business
  - a. Planning and Zoning Commission will hear testimony by Clair Jones in regards to a Conditional Use Permit to spread Soil Builder I & II from Hall County to land in Genoa Township at NE ¼ S1-T17-R4W, W ½ of NE ¼ S18-T17-R4W, and E ½ of NW ¼ S18-T17-R4W.
  - b. Discuss possible changes/amendments to the Regulations in Article 19, Sections 2, 3, 4 and 5 that pertain to the Administration and Enforcement of Zoning Regulations for Nance County.
5. Old Business
  - a. Discuss 09-11-12 BoS meeting on adoption of updated Zoning Regulations.
6. Administrative Business
7. Schedule next meeting: October (date & time yet to be determined)
8. Adjourn



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### Meeting Agenda Monday, October 22<sup>nd</sup>, 2012 7:00 p.m.

1. Call meeting to order and acknowledge posted Open Meetings Act
2. Roll call
3. Approval of Minutes from September 17<sup>th</sup>, 2012 meeting
4. New business
  - a. Planning and Zoning Commission will hear testimony by Robert Voichoskie or representative in regards to a Conditional Use Permit to spread Soil Builder I & II from Hall County to land in East Newman Township at N ½ S10-T16-R5W.
5. Old Business
  - a. Discuss Article 19 of Nance County Planning and Zoning Regulations.
6. Administrative Business
7. Schedule next meeting: November (date & time yet to be determined)
8. Adjourn



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### Meeting Agenda Monday, December 17<sup>th</sup>, 2012 7:00 p.m.

1. Call meeting to order and acknowledge posted Open Meetings Act
2. Roll call
3. Approval of Minutes from October 22<sup>nd</sup>, 2012 meeting
4. New business
  - a. Presentation of Certificates
  - b. Jim Tarnick – setbacks for pipelines
  - c. Discuss Keystone XL Pipeline – possibility of Pump Station to be located in Nance County.
  - d. Jeff Rauh and Bobby Britton from TransCanada will be present to address any concerns the Commission or residents present may have in regards to the pipeline coming through Nance County.
5. Old Business
  - a. Discuss Article 19 of Nance County Planning and Zoning Regulations.
6. Administrative Business
  - a. Term renewals for 2013 – Cieloha, Connelly, and Guisinger
  - b. Recognize Commission members with over 10 years of service
7. Schedule next meeting: January (date & time yet to be determined)
8. Adjourn