

# NANCE COUNTY PLANNING AND ZONING COMMISSION

## Meeting Minutes February 22, 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 Wednesday, February 22, 2017 at 6:00 p.m. Meeting notice was given by publication in the February 8, 2017 edition of *The Nance County Journal* and the February 15, 2017 edition of *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.

### Agenda Item 2 – Roll Call

The following quorum of Commission members was present and answered roll call: Chuck Delancey, Pat Connelly, John Cieloha, Brett Houtby, Delmer Wondercheck, Galen Frenzen, and new member Shane Czarnick. Arriving after the public hearings were Lynn Belitz and Roy Guisinger. Also present were Board of Supervisors members Tim Cornwell and Darren Nelson.

### Agenda Item 3 – Minutes

Minutes from the November 21, 2016 meeting had been mailed in advance and were briefly reviewed. Connelly made a motion to approve the minutes as presented. Seconded by Wondercheck. Ayes: Cieloha, Connelly, Frenzen, Wondercheck, and Delancey. Abstentions: Houtby and Czarnick. Nays: 0. Absent: 2. Motion carried.

### Agenda Item 4 – Public Hearings

- a. Ulrich Liesch's application for a CUP to erect a second home on his farmstead in Nance County at NW¼ 11-17-6 in Cedar Township

Present were Ulrich and Carol Liesch. Baldrige had mailed hearing notice to all landowners within 1,000 feet of this quarter section, and none called or wrote to offer any comments or concerns.

The Commissioners reviewed Article 12, Section 3.2A of the Nance County Zoning Regulations. It states:

More than one (1) dwelling or mobile home may be permitted by conditional use on an agricultural operation provided the residence is an accessory use to an agricultural operation and under the same ownership as the existing dwelling(s) or mobile home(s). These provisions shall remain with the land and residences even upon a change in ownership. Upon new ownership, both dwellings must remain under single ownership and as part of an agricultural operation, or the accessory residence must be moved, converted, or destroyed. (*amended 8/10/10*)

They also reviewed the definition of "agricultural operation" as written in the Zoning Regulations:

. . . shall mean a farmstead of twenty (20) acres or more which produce one thousand dollars (\$1,000) or more of farm products each year. (Also see Farm.)

The Liesches talked about their plans for well and septic at the new home. Penne Well Drilling has provided a quote for installation of a new 1,000 gallon septic tank, and he advised the Liesches to tie-in to their existing well.

After brief discussion, Frenzen made a motion to recommend approval of the CUP to the Board of Supervisors. Seconded by Wondercheck. Roll call vote: all ayes, no nays, 2 absent, motion carried.

- b. Doug Russell Jr.'s application for a CUP to spread Soil Builder I & II from Hall County on land in Nance County at SE¼ 27-16-7 in Loup Ferry Township, at N½ 10-16-5 in East Newman Township, and at Pt. NW¼ 8-15-8 in Cottonwood Township



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Doug Russell Jr. was present to describe his proposal. Chris Cunningham was present from the public to learn more about Soil Builder. Baldrige had notified all landowners within 1 mile of each of the properties named in the legal descriptions above, and only one responded, but then did not follow-up on his inquiry.

Discussion:

Property owner: Russell Valley Farms: SE¼ 27-16-7 in Loup Ferry Township

Proposal: Receive this spring, stockpile up to 1 week, spread on 40 +/- acres, no incorporation

Haul route: Probably east on Valley Rd. from Palmer

Doesn't want to incorporate because he ridge-tills there, he's already made the rows with GPS, it's by his dad's house so there won't be an odor objection, and leaving SB I&II on top of the ground brings the phosphate levels way up. He plans to plant approximately 3 weeks after spreading. If he doesn't have time to get to it this season, he would appreciate it if this permit allowed him to do it next season.

Property owner: Bob Voichoskie: N½ 10-16-5 in East Newman Township

Proposal: Receive this spring, stockpile up to 1 week, spread on 80 +/- acres, incorporate

Haul route: Probably north on 310<sup>th</sup> and 320<sup>th</sup>

Finishing here what they weren't able to get done last year. Plans to work this location first.

Dale Russell: Pt. NW¼ 8-15-8 in Cottonwood Township

Proposal: Receive late this summer, stockpile up to 1 week, spread on 27 +/- acres, incorporate

Haul route: Probably east on 595<sup>th</sup> from Palmer

Originally requested a 30-day stockpile, but revised his request to 1 week. Plans to work this location second.

Frenzen made a motion to recommend approval of this CUP to the Board of Supervisors with the conditions proposed by Russell, and with the added provision that the permit be valid for both the 2017 and 2018 cropping seasons so that Russell can apply SB I&II at all stated locations even if time and/or product runs out this year. Seconded by Connelly. Roll call vote: all ayes, no nays, 2 absent, motion carried.

## **Agenda Item 5 – New Business**

- a. Livestock: Nance County vs. NDA Matrix vs. old LFC numbers  
Adopt Matrix? Revisit LFC designation?

Commissioners reviewed the differences in AFO setbacks for Nance County, the Dept. of Ag's recommendations, and the old (obsolete) LFC recommendations. After considerable discussion around those numbers, the Dept. of Ag's AFO siting matrix, and the pros and cons of LFC designation, Frenzen made a motion to:

- 1) Have Baldrige work-up adjustments to our current setbacks at the higher AU counts, while leaving the lower AU setbacks alone, and then bring them to the Zoning Commission for discussion;
- 2) Have the Zoning Commission look at the Dept. of Ag's siting matrix in detail and consider whether or not to adopt it; and
- 3) Encourage the Board of Supervisors to seek the state's LFC designation once we've decided as a county on numbers 1 and 2.

Seconded by Czarnick. Ayes: Belitz, Cieloha, Connelly, Frenzen, Houtby, Czarnick, and Delancey. Nays: Guisinger and Wondercheck. Motion carried.



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## **Agenda Item 6 – Administrative Business**

- a. Zoning permit issuance -- Process when errors are discovered: Informal discussion held.
- b. Elect 2017 Chair and Vice Chair

Connelly made a motion to re-elect Delancey as Chair. Wondercheck seconded. Frenzen made a motion to cease nominations and cast the vote. Seconded by Houtby. Roll call votes: 8 ayes, no nays, 1 abstention by Delancey, motion passed.

Frenzen made a motion to re-elect Cieloha as Vice-Chair, cease nominations, and cast the vote. Seconded by Houtby. Roll call vote: 8 ayes, no nays, 1 abstention by Cieloha, motion passed.

## **Agenda Item 7 – Next Meeting**

The next meeting will be called as needed.

## **Agenda Item 8 – Adjourn**

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

**SUBMITTED BY:**

**AFFIRMED BY:**

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Commission Secretary

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Commission Chairperson

# NANCE COUNTY PLANNING AND ZONING COMMISSION

## Meeting Minutes April 17, 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, April 17, 2017 at 6:00 p.m. Meeting notice was given by publication in the April 5, 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, Pat Connelly, Brett Houtby, Delmer Wondercheck, and Roy Guisinger. Arriving after the minutes were approved was Galen Frenzen. Excused from the meeting was John Cieloha. Absent were Shane Czarnick and Lynn Belitz.

### Agenda Item 3 – Minutes

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

### Agenda Item 4 – Public Hearings

- a. Ken Lesiak's application for a Conditional Use Permit to spread feedlot manure from Merrick County on land in Nance County at NE¼ 19-16-5, N½ 29-16-5, NE¼ 30-16-5, and SE¼ 20-16-5 in East Newman Township, and at SE¼ 25-16-6 in West Newman Township.

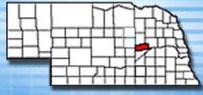
After brief discussion with Lesiak, Guisinger made a motion and Frenzen seconded to recommend approval to the Board of Supervisors of Lesiak's CUP as presented, with no added conditions. Ayes by roll call: 6. Nays: 0. Absent: 3. Motion carried.

- b. Gary Bader & Sons' application for a Conditional Use Permit to stockpile and spread Soil Builder I & II from Hall County on land in Nance County at SW¼ 10-16-8, N½ 15-16-8, E½ 16-16-8, and S½ 9-16-8 in Cottonwood Township. **\*See note following these minutes of the public hearing.**

Delancey opened the public hearing. Present were Shayne and Niki Bader, Kenny Knopik, and Charlie Dubas.

Shayne Bader explained what SB I&II are (I is belt-filter press and II is grit) and that they don't contain paunch (undigested ruminant) or lyco (tankage that has to be hauled to a landfill). He will be on-site for every delivery and make sure there are no deliveries of the wrong product by mistake. If by some chance the wrong thing ends up being dumped on any of the land described above, he'll scrape it up and haul it away. (Shayne Bader Trucking, LLC has the 3-year Swift contract now instead of Chamness, so they'll do all of their own hauling.)

Shayne described what he's been doing in Howard County, as his intentions are the same for Nance County, with a start timeframe of about two months from now: Spread about 10 tons per acre and layer the product with about 10 tons manure and lime (lime brings up the pH, balances the product, and decreases the odor significantly); not incorporate it; plant no-till after product has been spread; stockpile no more than 1,000 tons per field/quarter (per DEQ guidelines); have one stockpile per 80 acres probably; and layer the stockpiles with manure (1 layer consists of 10 tons SB I&II, 10 tons manure, and some lime ash from a coal plant). Shayne would like to get each field spread within a couple days of product delivery/stockpiling, but if it ends up that all the corn is planted before he's done spreading, he'll either keep the remaining stockpiles for a maximum of four months, or spread the product on pasture. (He can also use SB I&II on alfalfa and soybeans, but at a lesser rate because the N in the product is so high.) If odor ever becomes a problem, he intends to add more manure and do some composting, but the Howard Co. zoning admin told Shayne that she could smell nothing two days after land application. Several Nance Co. zoning commissioners echoed that experience.



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Delancey closed the public hearing. Frenzen made a motion to recommend approval of Bader & Sons' CUP to the Board of Supervisors with the following conditions:

1. Product to be hauled-in around June/July 2017.
2. Product to be spread before 2017 planting season if possible. Product does not have to be incorporated.
3. Product will be layered or mixed with manure.
4. If all of the product can't be spread before 2017 planting, then it may be stockpiled until harvest and then spread.
5. Stockpiling is permissible as long as due consideration is given to neighboring landowners.

Motion seconded by Wondercheck. Ayes by roll call: 6. Nays: 0. Absent: 3. Motion carried.

**\* Note: A week after the public hearing, Shayne Bader learned and notified Baldrige of the following:**

Soil Builder was a product name registered with the Nebraska Dept. of Ag (NDA) for Chamness. Now that Shayne Bader Trucking has the contract with Swift/JBS, the product is registered with the NDA under the name Tilth Builder. It is the same product as before, but instead of Soil Builder I, the belt-filter press (BFP) is called Tilth Builder CL, and instead of Soil Builder II, the grit is called Tilth Builder CLV.

## **Agenda Item 5 – Old Business**

- a. Review setbacks at higher Animal Units: Tabled
- b. Review the NDA Matrix: Baldrige gave the Commissioners copies of the Matrix to review before the next meeting and explained the scoring system, as well as what other counties are in the process of doing about the Matrix. (Dodge and Merrick have adopted it as-is; Hall has modified it to make the applicant work a bit harder at achieving the minimum score.)
- c. Discuss late fees/penalties for failure to obtain a permit: Tabled

## **Agenda Item 6 – Other**

None.

## **Agenda Item 7 – Next Meeting**

The next meeting will be Monday, May 15, 2017 at 7:00 p.m.

## **Agenda Item 8 – Adjourn**

Frenzen made a motion to adjourn the meeting. Seconded by Connelly. All ayes, no nays, motion carried.

**SUBMITTED BY:**

**AFFIRMED BY:**

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Commission Secretary

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Commission Chairperson

# NANCE COUNTY PLANNING AND ZONING COMMISSION

## Meeting Minutes May 22, 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, May 22, 2017 at 7:00 p.m. Meeting notice was given by publication in the May 10, 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, Pat Connelly, Delmer Wondercheck, Lynn Belitz, and Roy Guisinger. Arriving after the minutes were approved was Brett Houtby. Excused from the meeting were John Cieloha and Shane Czarnick. Absent was Galen Frenzen.

### Agenda Item 3 – Minutes

Minutes from the April 17, 2017 meeting had been mailed in advance and were briefly reviewed. Wondercheck made a motion to approve the minutes as presented. Seconded by Connelly. Ayes by roll call: 5. Nays: 0. Absent: 4. Motion carried.

### Agenda Item 4 – Public Hearings

- a. Ziembra Family Farms' application for a Conditional Use Permit to spread manure from outside of Nance County on land in Nance County at Pt. NE $\frac{1}{4}$  27-16-4 and SE $\frac{1}{4}$  22-16-4 in Prairie Creek Township

Thad Ziembra was present to discuss the Ziembra Family Farms application. The product is manure from a cow-calf operation in Platte County. It has actually already been spread on approximately 10 acres at Pt. NE $\frac{1}{4}$  27-16-4, as no one from the operation was aware that a permit was required to spread manure in Nance County. The CUP application is sought retroactively (and for the future) for that location, and it is sought for future plans to spread manure from outside of Nance County on approximately 153 acres in the SE $\frac{1}{4}$  22-16-4.

After brief discussion, Connelly made a motion to recommend approval of the CUP to the Board of Supervisors without added conditions. Seconded by Wondercheck. Ayes by roll call: 6. Nays: 0. Absent: 3. Motion carried.

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

- i) Livestock feeding operations / AU setbacks

Baldrige presented the Commission with AFO setback numbers for adjacent counties, as well as a possible revision to setbacks for Nance County that: takes into account what neighboring counties have done; creates 7 classes of AFO instead of 3; and removes the distinction between ECH and Open Lot operations. Members discussed those changes and the odor footprint tool used by some counties. They asked Baldrige to get more information on the tool and to put this item on the agenda again as a public hearing at the next meeting.

- ii) Whether or not to adopt the Nebraska Animal Feeding Operation Siting Matrix

Baldrige and the Commissioners discussed the Siting Matrix and the scoring system line-by-line. The Commissioners will likely recommend that the County adopt the Matrix after making some revisions, but first they want Baldrige to look into what triggers the need for a DEQ permit, and to put this item on the agenda again as a public hearing at the next meeting.



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### iii) Authorization of administrative approval process for manure applications

Nance County doesn't require a CUP for producers to haul and spread manure within the County, and for years various members of various boards have thought we should change the regulation that requires a CUP to bring manure from outside of the County into the County. Since the only concern the County really seems to have is the haul route, Baldrige suggested that permits for manure from outside the County be treated the same as we now treat the Lot Split process: that we remove the public hearing requirement, remove the Zoning Commission from the process, and have just the Board of Supervisors review these requests. After brief discussion, Wondercheck made a motion that we recommend to the Board of Supervisors the above changes to the Zoning Regulations. Seconded by Houtby. Ayes by roll call: 6. Nays: 0. Absent: 3. Motion carried.

### iv) Late fees/penalties for failure to obtain a permit

Baldrige told the Commissioners about the fines imposed by some of our neighboring and nearby counties for construction that begins before obtaining a permit, and for product that is hauled to the County prior to obtaining a permit. As in years past, the Commissioners don't think we should start imposing fines. Sometimes people abuse the system, but for the most part, things seem to be working as they should.

### Agenda Item 5 – Other

None.

### Agenda Item 6 – Next Meeting

The next meeting will be Monday, June 26, 2017 at 7:00 p.m. (instead of the usual third Monday).

### Agenda Item 8 – Adjourn

Connelly made a motion to adjourn the meeting. Seconded by Wondercheck. There were no objections.

**SUBMITTED BY:**

**AFFIRMED BY:**

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Commission Secretary

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Commission Chairperson

# 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

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Commission Chairperson

# NANCE COUNTY PLANNING AND ZONING COMMISSION

## Meeting Minutes July 24, 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.

### 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. 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 ¼ mile to ½ mile, and decreasing the AU count jumps in classes VI and VII from 10,000 to 5,000.

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).



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**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:**

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Commission Secretary

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Commission Chairperson

# NANCE COUNTY PLANNING AND ZONING COMMISSION

## Meeting Minutes December 18<sup>th</sup> 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, December 18th, 2017 at 7:00 p.m.

### Agenda Item 2 – Roll Call

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

### Agenda Item 3 – Minutes

Minutes from the previous meeting had been handed out and were briefly reviewed. Wondercheck made a motion to approve the minutes as presented. Seconded by Belitz. Ayes by roll call: 5. Nays: 0. Absent: 4. Motion carried.

### Agenda Item 4 – Public Hearings

1. Consideration of amendments to Nance County's Zoning Regulations related to:
  - a. Discussion on setbacks continued for livestock facilities continued.
  - b. Belitz made a motion to update section 4 article 12 of handbook, Wondercheck seconded. All were in favor.
2. Nomination of new member to replace Galen Frenzen
  - a. Jon Epley was nominated by Galen. Group felt it was a good nomination.
  - b. Discussion of other possible members if the need arises in the future.
  - c.

### Agenda Item 5 – Other

None.

### Agenda Item 6 – Next Meeting

The next meeting will be Monday, January 21 2018 at 7:00 pm (if necessary).

### Agenda Item 7 – Adjourn

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

**SUBMITTED BY:**

**AFFIRMED BY:**

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Commission Secretary

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Commission Chairperson