



MERRICK COUNTY PLANNING COMMISSION

Jen Myers, Administrator

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October 9, 2008

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 8:05 p.m. Thursday October 9, 2008 in the Board of Supervisors Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Ogden, Rutten, Kyes, Wiegert, and Lindgreen, present. Not present were Stovall and Ohlman. Also present was Jen Myers, Planning Administrator. The agenda was published in both the Central City and Palmer Papers. Notice of this meeting was delivered to the Chairperson and members prior to the meeting. Open meeting notice procedures were presented by Chair Starostka. Meeting minutes were available for review ten days prior to the meeting.

Motion was made by Lindgreen that the minutes of August 28, 2008 meeting be approved as mailed out. Kyes second the motion. With a roll call vote the motion carried.

Business proceeded with a presentation on the proposed Viaero Subdivision preliminary plat request. Chris Riha, Project Acquisition Coordinator, stated they are requesting a subdivision request from the New Hope Subdivision in Palmer, Nebraska. He presented the board with the preliminary plot. He stated that in addition to the previous plat, two easements were added for sewer and Southern Power District. No other discussion was held. Myers stated that she checked with County Attorney, Steve Curry, about waiving a preliminary plot and moving to final plat was against any regulations in which he stated that we could proceed accordingly. Lindgreen moved that the preliminary plat be waived so to move onto the final plat. Ogden second the motion. With roll call vote the motion carried.

Viaero Subdivision final plat requested was presented by Chris Riha, Project Acquisition Coordinator. No further discussion was held regarding the final plat. Kyes made a motion to recommend the Viaero Subdivision final plat request to be forwarded to the Village of Palmer Board. Wiegert second the motion. With roll call vote the motion carried.

Discussion was held regarding a small track subdivision made by Duane and Judy Stuart. Administrator Myers presented the small tract subdivision which is asking to split off 3 acres for split of the farm and farming acres in the Northwest Quarter (NW1/4) of Section 5, Township 13 North, Range 6 West of the 6th P.M., Merrick County Nebraska. It is located approximately one mile north of Ormsby Road on 14th Road on the east side of the road. Rutton made a motion to recommend to the Merrick County Board of Supervisors that they approve this small tract subdivision for Duane and Judy Stuart in the Northwest Quarter (NW1/4) of Section 5, Township 13 North, Range 6 West of the 6th P.M., Merrick County Nebraska that it meets all of the requirements. Kyes seconds the motion. With a roll call vote motion carried. This motion will carry to the Board of Supervisor's meeting October 14, 2008.

Discussion was held regarding a small track subdivision made by Mike Toukan. Administrator Myers presented the small tract subdivision which is asking to split off 6.956 acres for split of

the Northwest Quarter (NW1/4), Section Thirty One (31), Township Fourteen (14) North, Range Eight (8) West of the 6th P.M., Merrick County, Nebraska. It is located on the Merrick/Howard County line between O and P Road. Lindgreen made a motion to recommend to the Merrick County Board of Supervisors that they approve this small tract subdivision for Mike Toukan in Northwest Quarter (NW1/4), Section Thirty One (31), Township Fourteen (14) North, Range Eight (8) West of the 6th P.M., Merrick County, Nebraska that it meets all of the requirements. Ogden seconds the motion. With a roll call vote motion carried. This motion will carry to the Board of Supervisor's meeting October 14, 2008.

Discussion was held regarding a small track subdivision made by Dave and Tammy Beck. Administrator Myers presented the small tract subdivision which is asking to split off 15 acres for split of part of the Southwest Quarter (SW1/4) of Section Five (5), Township Sixteen (16) North, Range Three (3) West of the 6th P.M., Merrick County, Nebraska. It is located in the northeast part of Merrick County on Highway 39 between FF and GG Road. Kyes made a motion to recommend to the Merrick County Board of Supervisors that they approve this small tract subdivision for Dave and Tammy Beck in part of the Southwest Quarter (SW1/4) of Section Five (5), Township Sixteen (16) North, Range Three (3) West of the 6th P.M., Merrick County, Nebraska that it meets all of the requirements. Wiegert seconds the motion. With a roll call vote motion carried. This motion will carry to the Board of Supervisor's meeting October 14, 2008.

Discussion was held regarding a small track subdivision made by Ron Grigsby. Administrator Myers presented the small tract subdivision which is asking to split off 5 acres for split a part of the Northeast Quarter of the Northwest Quarter (NE1/4,NW1/4), Section Twenty One (21), Township Thirteen (13) North, Range Six (6) West of the 6th P.M., Merrick County, Nebraska. It is located on L Road between 15th and 16th Road (Highway 14). Wiegert made a motion to recommend to the Merrick County Board of Supervisors that they approve this small tract subdivision for Ron Grigsby in part of the Northeast Quarter of the Northwest Quarter (NE1/4,NW1/4), Section Twenty One (21), Township Thirteen (13) North, Range Six (6) West of the 6th P.M., Merrick County, Nebraska that it meets all of the requirements. Rutten seconds the motion. With a roll call vote motion carried. This motion will carry to the Board of Supervisor's meeting October 14, 2008.

Administrator Myers informed the Board about the decision of the County Board of Supervisors. She stated the County Board wants to have a public hearing regarding the matter; however, they do not want to proceed with the public hearing until after Howard County has their public hearing on October 15, 2008. Myers informed the board that we may be addressing this at the next planning and zoning board meeting.

Myers informed the board that she had received two other complaints about Soil Builders. She stated they were from citizens around and the route to the Les Denny location.

The junkyard and salvage yard discussion was tabled until the next meeting in order to give the board members time to review the proposed amendments.

Other discussion was held regarding the next board meeting. Depending on Myers schedule it will either be November 13th or 20th. The board also set their December meeting for the 11th.

Chair declared the meeting adjourned at 9:19 p.m.

November 20, 2008

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 8:02 p.m. Thursday November 20, 2008 in the Board of Supervisors Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Ohlman, Ogden, Rutten, Kyes, Wiegert, and Lindgreen, present. Not present were Stovall. Also present was Jen Myers, Planning Administrator. The agenda was published in both the Central City and Palmer Papers. Notice of this meeting was delivered to the Chairperson and members prior to the meeting. Open meeting notice procedures were presented by Chair Starostka. Meeting minutes were available for review ten days prior to the meeting.

Motion was made by Lindgreen that the minutes of October 9, 2008 meeting be approved as mailed out. Ogden second the motion. With a roll call vote the motion carried.

Discussion was held regarding 3 split applications. The first was a small tract subdivision made by Kimberly Egger. Administrator presented the small tract subdivision which is request to split 10.12 acres in Section Twenty-seven (27), Township Sixteen (16), Range Three (3) of the 6th P.M., Merrick County, Nebraska. It is located south of Highway 30 on 35th Road. The surveyors department resurveyed the land in order to make the number of acres acceptable to the split requirements of the county. This is the last split allowed in this quarter section. He is selling the homesite. Ohlman made a motion to recommend to the Merrick County Board of Supervisors that they approve the small tractor subdivision for Kimberly Egger in Section Twenty-seven (27), Township Sixteen (16), Range Three (3) of the 6th P.M., Merrick County, Nebraska. Rutten second the motion. With roll call vote the motion carried. This motion will be continued to the November 25, 2008 County Board meeting.

The second small tract subdivision was made by Robert and Norma Husmann. They are requesting a 4.75 split of his quarter of land located on H Road between 7th and Archer Road in the Southwest Quarter (SW1/4) of Section Six (6), Township Twelve (12), Range Seven (7) of the 6th P.M. of Merrick County Nebraska. Husmanns' are planning on selling this land to Zachery and Natalie Husmann. No other splits have been done in this quarter of land. Ohlman made a motion to recommend to the Merrick County Board of Supervisors that they approve the small tract subdivision for Robert and Norma Husmann in the Southwest Quarter (SW1/4) of Section Six (6), Township Twelve (12), Range Seven (7) of the 6th P.M. of Merrick County Nebraska. Ogden second the motion. With roll call vote the motion carried. This motion will be continued to the November 25, 2008 County Board meeting.

The final small tract subdivision was made by A.E. 'Bub' and Linda Cordsen. This request is for 3 acres of land in Southwest Quarter (SW1/4) Section Twenty-eight (28), Township Fourteen (14), Range (5) in the 6th P.M. Merrick County, Nebraska. This land is on 21st Road by the river. This land is that of Mrs. Cordsen's mother who passed away. She is wanting to sell the house and keep the farm ground. There has been one previous split in this section. Kyes made the motion to recommend to the Merrick County Board of Supervisors that they approve the small tract subdivision for A.E. 'Bub' and Linda Cordsen in the Southwest Quarter (SW1/4) Section Twenty-eight (28), Township Fourteen (14), Range (5) in the 6th P.M. Merrick County, Nebraska. Ohlman second the motion. With roll call vote the motion carried. This motion will be continued to the November 25, 2008 County Board meeting.

Administrator Myers informed the board that at the County Board meeting on October 28, 2008, Steve Curry was present and stated that the planning board has 3 options to for the regulations regarding Soil Builders. 1) We allow it as part of the paunch regulations 2) We disallow it and change the paunch regulations to disallow that product too and 3) Continue to allow under the same notification process. She also stated that she met with Mr. Curry to go over how Howard County is defining the Soil Builder product. Howard County is proposing that this product be called Commercial Bio-degradable Waste (CBW) defined as industrial waste which decomposes readily by bacterial action. Rutten brought up the concern of manure from feedlots and the not regulating that. Myers informed the board that any changes in the regulations would change how feedlots are handling manure distribution. It is not the intention of the changes in the regulations to affect the feedlot procedures. Kyes brought up the concern of the location of dwellings if we would consider allowing this product under the paunch regulations. Ohlman made a motion that the Commission revises the regulations to accept the definition of CBW and not allow CBW/paunch in Merrick County from slaughter houses or packing plants. Wiegert second the motion. With roll call vote the motion carried. Myers stated she will meet with Mr. Curry to revise the regulations for their further review.

The next discussion involved the proposed junkyard regulations. The board was sent the proposed regulations for review. Starostka brought up who will be enforcing the regulations i.e. Sheriff's Department or County Attorney. In part C the board was concerned about allowing 3 years to comply with the regulations. They would possibly propose 2 years unless there is some justifiable reason to allow the 3 years. Ohlman proposed that the regulations reflect the junkyards on any paved roadways. Kyes proposed any state highway. Rutten and Ogden agreed that either all or none of the junkyards be regulated. They questioned the failure to comply with any regulations that may reflect changes in how the present junkyards are doing business. Myers stated she will take all of these issues to the Mr. Curry and final amendments will be forwarded on to them.

The board had no further discussion.

The next meeting will be December 18, 2008 at 7:00 p.m.

Chair declared the meeting adjourned at 9:19 p.m.

