

February 23, 2012

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 7:00 p.m. Thursday February 23, 2012 in Hearing Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Ogden, Wiegert, Beckstrom, Rutten, Robinson, Ohlman and Kyes. Absent member was Joseph. Also present was Jen Myers, Planning Administrator. The meeting notice 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 Starostka. Meeting minutes were available for review ten days prior to the meeting.

Meeting minutes from the October 27, 2011 meeting were presented. Rutten moved to approve the minutes. Kyes second the motion. With roll call, motion carries 8-0.

A motion was made by Ohlman, second by Ogden to open the public hearing for the Killian Salvage Yard conditional use at 7:01 p.m. With roll call motion carries 8-0. Killians were not present at the meeting so Myers informed the Board of the history of this conditional use permit. The Board was informed that Killian's were given 120 days to comply with Zoning regulations which includes putting up a fence and applying for the conditional use permit. Starostka and Robinson both noted that there has been some movement of vehicles at this location. It was suggested by Myers that the Board consider the Judge's ruling in this matter when making their recommendation for approval or denial. With no further discussion, Robinson moved to recommend approval of the Killian Conditional Use permit to the County Board of Supervisors with no further conditions than those imposed by the Judge. Beckstrom seconds the motion. With roll call, motion carries 8-0. Kyes makes a motion to close the public hearing. Second by Rutten. Will roll call motion carries 8-0 to close public hearing at 7:11 p.m.

Myers presented the Flodman Subdivision Application request for W1/2 NE ¼ of Section 19, Township 12, Range 8, in Merrick County. Myers told the Board that there is already an established subdivision in this area but this would not effect this Board's recommendation of approval. It meets all other regulations. Wiegert made the motion to recommend approval to the Merrick County Board of Supervisors. Ohlman seconds the motion. With roll call, motion carries 8-0.

Myers presented the Herbig Subdivision Application request for S1/2 SE ¼ of Section 23, Township 14, Range 6, in Merrick County. Myers stated this would be the first subdivision in this quarter. She stated she believes this will be a future site of a home. It meets all other regulations. Beckstrom made the motion to recommend approval to the Merrick County Board of Supervisors. Kyes seconds the motion. With roll call, motion carries 7-0, one abstain.

No public comment was heard.

Myers informed the Board of the NPZA conference the end of March if anyone was interested. She also gave a brief update about the Keystone XL Pipeline. She then presented the Board with copies of the approved budget for the office. She stated due to some issues recently about that subject in the public, she wanted this Board to be aware of the budget between the 2 offices she works in.

Starostka adjourned the meeting at 7:27 p.m.

Next meeting March 22, 2012 7:00 p.m.



June 28, 2012

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 8:08 p.m. Thursday June 28, 2012 in Hearing Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Ogden, Wiegert, Robinson, Ohlman, Joseph, and Kyes. Absent members were Beckstrom and Rutten. Also present was Jen Myers, Planning Administrator. The meeting notice 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 Starostka. Meeting minutes were available for review ten days prior to the meeting.

Reappointment of Commission members was presented. Robinson motions to reappointment Starostka for Board Chair, Rutten for Vice Chair, and Ogden for Secretary. Joseph seconds the motion. With roll call motion carries 7-0.

Meeting minutes from the February 23, 2012 meeting were presented. Ogden moved to approve the minutes. Kyes second the motion. With roll call, motion carries 7-0.

A motion was made by Kyes, second by Ogden to open the public hearing at 8:12 p.m for the Rezoning Application by Ron Grigsby for Section 21, Township 13, Range 6 in Merrick County. With roll call motion carries 7-0. Myers explained that in order to proceed with the subdivision application coming up in the agenda that the Board needs to consider a Zoning change due to this being a residential subdivision that is being proposed. The application is for rezoning from AG-1 to R-1 which would allow for residential building in this area. Ohlman motions to approve rezoning application for Ron Grigsby. Robinson seconds the motion. With roll call motion carries 7-0. Wiegert motions to close public hearing. Ogden seconds the motion. With roll call motion carries 7-0. Public hearing closes at 8:15 p.m.

A motion was made by Ogden to open the public hearing for Preliminary Plat Subdivision application for Grigsby Estates. Kyes seconds the motion. With roll call motion carries. Public hearing opens at 8:16. Myers stated that sent notices out to surrounding property owners and received no complaints. 2 members of the Central City Sportsman Club, Jerry Larson, and Gary Green, and Duane Katt, Katt Surveying, were in attendance. Their main concern was Lots 1 and 2 that are on the adjoining property line with the Sportmans Club. They stated that by State law that a dwelling cannot be built within 200 yards of someone shooting or a shooting facility. Mr. Katt stated there is also a court of appeals case which allows for a Sportsman Club to have preference in land distance to someone who would want to build close to them. Mr. Grigsby agreed to meet the members of the Sportsman Club, Mr. Katt, and Myers to decide where that 200 yards will be and if necessary than Lots 1 and 2 will not be buildable lots but rather common lots. Myers also stated these lots all meet DEQ regulations. Mr. Katt also stated they will be filing a map amendment for the whole subdivision once approved to remove the whole site from the flood plain. Ohlman motions to approve the preliminary plat for Grigsby Subdivision as submitted. Wiegert seconds the motion. With roll call motion carries 7-0. Kyes moves to close public hearing. Ogden seconds the motion. With roll call motion carries 7-0. Public hearing closes 8:52 p.m.

Myers stated that because there were no recommended changes to the Grigsby Subdivision that if the Board wanted to proceed to recommending final plat approval they could. Myers stated she had put it on the agenda for their consideration if the Board wanted to proceed with this action. Kyes moved to approve Grigsby Estate Subdivision and recommend approval to the County Board of Supervisors. Ohlman seconds the motion. With roll call motion carries 6-1.

Myers presented the small tract subdivision application for Rick Wegner for Section 8, Township 13, Range 7. Myers stated there is a current farm site at this location and it was being subdivided for one of his children to build a house. Myers stated this application meets all regulations. Robinson moves to approve split application and recommend approve to the Board of Supervisors. Ohlman seconds the motion. With roll call motion carries 7-0.

Myers next presented the small track subdivision application for Wieck Brothers for Section 33, Township 14, Range 8. Myers stated this will be the first subdivision of this quarter and meets all regulations. Kyes moves to approve split application and recommend approve to the Board of Supervisors. Ogden seconds the motion. With roll call motion carries 7-0.

Myers finally presents the small track subdivision application for Tressa O'Neill for Section 3, Township 12, Range 8. Myers stated this will be the first subdivision of this quarter and meets all regulations. She stated this application is needed to obtain

a building load. Robinson moves to approve split application and recommend approve to the Board of Supervisors. Jospheh seconds the motion. With roll call motion carries 7-0.

No public comment was heard.

Meeting adjourned at 9:05 p.m.

Next meeting July 26, 2012 at 8:00 p.m.

October 18, 2012

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 8:01 p.m. Thursday October 18, 2012 in Hearing Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Ogden, Wiegert, Robinson, Ohlman, Beckstrom, and Kyes. Absent members were Joseph and Rutten. Also present was Jen Myers, Planning Administrator. The meeting notice 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 Starostka. Meeting minutes were available for review ten days prior to the meeting.

Meeting minutes from the June 28, 2012 meeting were presented. Ogden moved to approve the minutes as amended. Robinson seconds the motion. With roll call, motion carries 7-0.

A motion was made by Beckstrom, second by Ogden to open the public hearing at 8:05 p.m for the Preliminary Plat of the Vlassy Patsios Subdivision by Bill and Gus Patsios Section 4, Township 11, Range 8 in Merrick County. With roll call motion carries 7-0. Myers explained there were a couple of different easements that were included in this plat. The water and electrical utility will both be included on the final plat. Bill Patsios was present to say that he believed that everything was on the plat that he and his brother intended to be on it. Ohlman motions to approve Preliminary Plat for the Vlassy Patsios Subdivision. Wiegert seconds the motion. With roll call motion carries 7-0. Kyes motions to close public hearing. Ohlman seconds the motion. With roll call motion carries 7-0. Public hearing closes at 8:15 p.m.

Myers presented the Final Plat for Vlassy Patsios Subdivision. She stated the water easement was not included on the final plat but it will be added by the surveyor.

Meeting adjourned at 9:05 p.m. Wiegert motions to approve the Final Plat of the Vlassy Patsios Subdivision with the addition of the water easement and recommend approval to the Merrick County Board of Supervisors. Ohlman seconds the motion. With roll call motion carries 7-0.

Myers presented the Board with the approved 2012-2013 budget.

Myers presented the Board with information she received from the Legislative Conference in Kearney. She stated that DEQ presented the new Clarks Alternate route for the XL Keystone pipeline. As a result in the move in the line, Merrick County no longer has a pumping station in the County. It has been moved to be 2 miles north of the County line in Nance County. Myers plans on speaking to the Board of Supervisors to see about their support to possibly approach TransCanada about moving it back to our County. Myers stated that it isn't about being for or against the pipeline but about the potential revenue it would mean for the County. The Board understood and supported Myers wanting to talk the Board of Supervisors.

Myers informed the Board about being pregnant and that she is working with Assessor's office to be able to fulfill the duties while she will be on maternity leave in the spring.

Next meeting November 20, 2012 at 7:00 p.m.

Starostka adjourns meeting at 8:45 p.m.



November 20, 2012

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 7:02 p.m. Thursday November 20, 2012 in Hearing Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Wiegert, Robinson, Ohlman, and Rutten. Absent members were Kyes, Beckstrom and Ogden. Also present was Jen Myers, Planning Administrator. The meeting notice 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 Starostka. Meeting minutes were available for review ten days prior to the meeting.

Meeting minutes from the October 18, 2012 meeting were presented. Wiegert moved to approve the minutes as amended. Robinson seconds the motion. With roll call, motion carries 5-0.

A motion was made by Robinson, second by Rutten to open the public hearing at 7:05 p.m for the Preliminary Plat of the Engel Subdivision by Donna Engel Section 33, Township 16, Range 3, Part of Tax Lot E and Part of Tax Lot F, Silver Creek, Nebraska, in Merrick County. With roll call motion carries 5-0. Myers stated that when she sent out the preliminary plat that she made a notation about a building going through the west lots of the proposed subdivision. Since sending this information to the Board, she stated there has been an agreement by Ms. Engel to tear this building down to allow that line to remain a straight line. Myers proposed two possible actions for this meeting. 1) They wait until the next meeting to approve the Preliminary Plat which could be followed up by an immediate Final Plat approval. 2) Approve the Preliminary Plat tonight with the directive that the Final Plat will not be approved until the building is removed. Wiegert motions to approve Preliminary Plat for the Engel Subdivision with the provision that the building must be torn down before the Final Plat is approved. Ohlman seconds the motion. With roll call motion carries 5-0. Ohlman motions to close public hearing. Robinson seconds the motion. With roll call motion carries 5-0. Public hearing closes at 7:14 p.m.

Myers presented the small tract subdivision for the replat of Overland Subdivision Lot 1 submitted by JAVA Inc. Myers stated that because Overland Subdivision is a previously approved Subdivision that she proposed this as an administrative subdivision. Myers stated that the proposed lots would still remain buildable with 2.65 acres each. Ohlman recommends approval of JAVA Inc. small tract subdivision to the Board of Supervisors. Rutten seconds the motion With roll call motion carries 5-0.

No public comment

Next meeting December 27, 2012 at 7:00 p.m.

Starostka adjourns meeting at 7:26 p.m.

