

February 27, 2014

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 7:10 p.m. Thursday, February 27, 2014 in Hearing Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Wiegert, Ferris, Robinson, and Hannappel. 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.

Introductions were made to introduce Don Hannappel as the newest Board member.

Meeting minutes from the November 21, 2013 meeting were presented. Wiegert moved to approve the minute. Ferris seconds the motion. With roll call, motion carries 5-0.

Discussion was held regarding questions proposed to the Board by County Supervisor, Jim Helgoth. He could not be in attendance so Myers presented the questions he was proposing. Myers will follow up on some of the questions that the Board addressed.

Myers presented the small tract subdivision submitted by Kathleen Starostka in Section 25, Township 16, Range 3. This subdivision will be to subdivide the existing house from the rest of the property. Myers stated this subdivision meets all regulations and would be the first on the quarter. Robinson moved to approve the subdivision request and recommend approval to the County Board of Supervisors. Ferris seconds the motion. With roll call motion carries 4-0. 1 abstain.

Myers informed the Commission that the Board of Supervisors voted to approve the whole financial burden of completing the Comprehensive Plan and Regulations. This will be spread out over 3 budget years. Keith Marvin who will be contracted to complete the project will be at the March meeting to start the process with the Board.

No public comment.

Next meeting March 27, 2014 at 7:00 p.m. Starostka adjourns meeting at 7:55 p.m.

March 27, 2014

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 7:05 p.m. Thursday, March 27, 2014 in Hearing Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Wiegert, Ferris, Robinson, Hannappel, Wichmann, Ogden, and Ohlman . 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.

Myers informed the Board that George Rutten has chosen to retire from the Board.

Meeting minutes from the February 27, 2014 meeting were presented. Robinson moved to approve the minute. Hannappel seconds the motion. With roll call, motion carries 8-0.

Myers presented the small tract subdivision submitted by James and Katie Reeves in Section 13, Township 14, Range 6. This subdivision will be to provide a possible acreage. Myers stated this subdivision meets all regulations and would be the first on the quarter. Ohlman moved to approve the subdivision request and recommend approval to the County Board of Supervisors. Ferris seconds the motion. With roll call motion carries 8-0.

Myers presented Cedar Lane II Subdivision for an administrative renaming. Myers stated that after title started searching to sell the properties, they discovered there was already a Cedar Lane Subdivision over by Grand Island that had two lots. She stated Mr. McHargue still wanted to keep the name so he was adding the roman numerals to the name. Robinson moved to approve the renaming and recommend approval the County Board of Supervisors. Ogden seconds the motion. With roll call motion carries 8-0.

Keith Marvin presented Zoning 101 to the Board and discussed the process for completing the update on the Comprehensive Plan and Regulations.

No public comment.

Next meeting April 24, 2014 at 8:00 p.m. Starostka adjourns meeting at 8:50 p.m.

April 24, 2014

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 8:07 p.m. Thursday, April 24, 2014 in Hearing Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Wiegert, Ferris, Hannappel, Wichmann, Ogden, and Ohlman. Not present Robinson. 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.

Appointments of Board positions were held. Ohlman motions to retain Starostka as Board Chair. Ogden seconds that motion. With roll call motion carries 7-0. Ogden motions to appoint Wiegert Vice Chair. Ohlman seconds the motion. With roll motion carries 7-0. Wichmann motions to retain Ogden as Secretary. Ohlman seconds the motion. With roll call motion carries 6-0. 1 Abstain.

Meeting minutes from the March 27, 2014 meeting were presented. Ogden moved to approve the minutes. Wiegert seconds the motion. With roll call, motion carries 7-0.

Myers presented the small tract subdivision submitted by Brian and Cathy Blauhorn in Section 8, Township 14, Range 7. This Subdivision Application is being done in conjunction with a Condition Use application. This subdivision will be for the purposes of a new rural agricultural business. Myers stated this subdivision meets all regulations and would be the first on the quarter. Ohlman moved to approve the subdivision request and recommend approval to the County Board of Supervisors. Ferris seconds the motion. With roll call motion carries 7-0.

Ogden motions to open the public hearing for Winfield Solutions/Blauhorn Conditional Use Application in Section 8, Township 14, Range 7. Wichmann seconds the motion. With roll call motion carries 7-0. Public hearing opens at 8:18 p.m.

Myers presented the information regarding this application. John Roth, representative for Winfield Solutions, presented information regarding the company and what kind of business it would be conducting. Lila Schwarz, property owner to the west, was present to address the drainage issues that occur in this area. Brad Marshall from Olsson and Associates stated that they have identified the wetland areas in this area along with floodplain elevations. A printed document with elevations and the wetland areas were presented to the Board. This area will have a 150x60 foot building which will be supported by one driveway on the east end of the property. Nebraska Roads Department has approved the one driveway due to the traffic flow presented by Olsson's. Ohlman motions to approve the Conditional Use Application and recommend approval to the Board of Supervisors. Ogden seconds the motion. With roll call motion carries 6-0. 1 Abstain.

Wichmann motions to close the public hearing. Ogden seconds the motion. With roll call motion carries 7-0. Public hearing closes 8:52 p.m.

Myers presented Subdivision Application submitted by Thies Farms Central, LLC. Myers stated this application is being presented to sell the acreage including a house and buildings. It will be the first split of the quarter and meets all regulations. Wichmann motions to approve the subdivision and recommend approval to the Board of Supervisors. Ohlman seconds the motions. With roll call motion carries 7-0.

No public comment.

Next meeting May 22, 2014 at 8:00 p.m. Starostka adjourns meeting at 9:00 p.m.

June 26, 2014

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Vice Chair Wiegert at 8:04 p.m. Thursday, June 26, 2014 in Hearing Room at the courthouse in Central City. Upon roll call, those attending were Wiegert, Ferris, Wichmann, Ogden, Friedrichsen, and Ohlman. Not present Starostka, Hannappel, and Robinson. 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 Wiegert. Meeting minutes were available for review ten days prior to the meeting.

Brian Friedrichsen was introduced to the Board as the new representative of the Village of Palmer replacing George Rutten.

Meeting minutes from the April 24, 2014 meeting were presented. Ogden moved to approve the minutes. Wichmann seconds the motion. With roll call, motion carries 6-0.

Myers presented the small tract subdivision submitted by Steven Belitz Section 14, Township 14, Range 7. Myers stated this subdivision meets all regulations and would be the first on the quarter. Ohlman moved to approve the subdivision request and recommend approval to the County Board of Supervisors. Ferris seconds the motion. With roll call motion carries 6-0.

Myers presented the small tract subdivision submitted by Randall Kowalski Section 8, Township 11, Range 8. Myers stated this subdivision meets all regulations and would be the first on the quarter. Ferris moved to approve the subdivision request and recommend approval to the County Board of Supervisors. Ohlman seconds the motion. With roll call motion carries 6-0.

Myers informed the Board about Joe Becks Commercial Biodegradable Waste Application in Section 14, Township 16, Range 3. All neighbors have signed off on the application and they intend to start possibly tomorrow.

Keith Marvin presented three of the chapters for the Comprehensive Plan and reviewed it with the Board and asked for comments. He will be setting up future meetings for town hall meetings and also the energy element part of the regulations since they have to be in place by January 2015.

No public comment.

Next meeting July 25, 2014 at 8:00 p.m. An additional special meeting will be held August 7, 2014 at 7:00. Wiegert adjourns meeting at 9:50 p.m.

August 7, 2014

A special meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 7:00 p.m. Thursday, August 7, 2014 in Hearing Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Wiegert, Hannappel, Robinson, Ogden, Friedrichsen, and Ohlman. Not present Wichmann and Ferris. 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.

This special meeting was supposed to be to review the Energy Element portion of the Comprehensive Plan and Regulations, however, Consultant Keith Marvin called on the meeting date to say he was feeling ill and wouldn't be able to make it. Consent agenda items remained on the agenda.

Meeting minutes from the June 26, 2014 meeting were presented. Ogden moved to approve the minutes. Friedrichsen seconds the motion. With roll call, motion carries 7-0.

Myers presented the small tract subdivision submitted by Curtis and Christine Huber Section 10, Township 14, Range 6. Myers stated this subdivision meets all regulations and would be the first on the quarter. Wiegert moved to approve the subdivision request and recommend approval to the County Board of Supervisors. Robinson seconds the motion. With roll call motion carries 6-0. 1 abstain.

Myers presented the small tract subdivision submitted by Roger and Sharon Brandes Section 29, Township 15, Range 6. Myers stated this subdivision meets all regulations and would be the first on the quarter. Hannappel moved to approve the subdivision request and recommend approval to the County Board of Supervisors. Friedrichsen seconds the motion. With roll call motion carries 7-0.

Myers informs the Board about the upcoming meetings with the Villages and County. She encouraged all Board members to participate if available.

No public comment.

Next meeting August 28, 2014 at 7:00 p.m.

Starostka adjourns meeting at 7:22 p.m.

August 7, 2014

A special meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 7:00 p.m. Thursday, August 7, 2014 in Hearing Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Wiegert, Hannappel, Robinson, Ogden, Friedrichsen, and Ohlman. Not present Wichmann and Ferris. 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.

This special meeting was supposed to be to review the Energy Element portion of the Comprehensive Plan and Regulations, however, Consultant Keith Marvin called on the meeting date to say he was feeling ill and wouldn't be able to make it. Consent agenda items remained on the agenda.

Meeting minutes from the June 26, 2014 meeting were presented. Ogden moved to approve the minutes. Friedrichsen seconds the motion. With roll call, motion carries 7-0.

Myers presented the small tract subdivision submitted by Curtis and Christine Huber Section 10, Township 14, Range 6. Myers stated this subdivision meets all regulations and would be the first on the quarter. Wiegert moved to approve the subdivision request and recommend approval to the County Board of Supervisors. Robinson seconds the motion. With roll call motion carries 6-0. 1 abstain.

Myers presented the small tract subdivision submitted by Roger and Sharon Brandes Section 29, Township 15, Range 6. Myers stated this subdivision meets all regulations and would be the first on the quarter. Hannappel moved to approve the subdivision request and recommend approval to the County Board of Supervisors. Friedrichsen seconds the motion. With roll call motion carries 7-0.

Myers informs the Board about the upcoming meetings with the Villages and County. She encouraged all Board members to participate if available.

No public comment.

Next meeting August 28, 2014 at 7:00 p.m.

Starostka adjourns meeting at 7:22 p.m.

August 28, 2014

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 8:07 p.m. Thursday, August 28, 2014 in Hearing Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Wiegert, Ferris, Wichmann, Friedrichsen, and Ohlman. Not present Ogden and Robinson. Also present was Jen Myers, Planning Administrator and Consultant Keith Marvin. 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.

The only agenda item for this meeting was to review the Energy Element with the consultant for the planning process. Items discussed at the Town Hall meetings were outlined.

No public comment.

Next meeting September 25, 2014 at 8:00 p.m. Starostka adjourns meeting at 8:40 p.m.

September 25, 2014

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Vice Chair Wiegert at 8:05 p.m. Thursday, September 25, 2014 in Hearing Room at the courthouse in Central City. Upon roll call, those attending were Wiegert, Wichmann, Friedrichsen, Hannappal, and Ogden. Not present Starostka, Ohlman, Ferris, and Robinson. 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 Wiegert. Meeting minutes were available for review ten days prior to the meeting.

Minutes from the August 7 and August 28, 2014 meetings were presented. Motion by Wichmann to approve the minutes as written. Second by Friedrichsen. Motion carries 5-0.

Myers presented the Thunderbird Subdivision replat on behalf of OL Properties. OL Properties applied to replat Lot 26 of the Subdivision for the purposes of selling the proposed Lot 26B. Myers stated that the subdivision meets subdivision regulations. Wichmann moved to approve the Thunderbird Subdivision replat and recommend approval to the Board of Supervisors. Friedrichsen seconds the motion. With roll call motion carries 5-0.

Myers presented the Luebbe small tract subdivision in 26-14-7. She stated they are having to subdivide this for bank purposes. This subdivision meets regulations and would be the first of the quarter. Ogden motions to approve. Wichmann seconds the motion. With roll call motion carries 5-0.

No public comment.

Next meeting October 23, 2014 at 8:00 p.m. Wiegert adjourns meeting at 8:30 p.m.

October 23, 2014

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 8:10 p.m. Thursday, October 26, 2014 in Hearing Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Ohlman, Robinson, Wichmann, Friedrichsen, and Ogden. Not present Hannappal, Ferris, and Wiegert. 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.

Myers presented an amended agenda due to the presented agenda not including the right information. Robinson moved to approve the amended agenda. Second by Friedrichsen. Motion carries 6-0.

Minutes from the September 25, 2014 meeting were presented. Motion by Wichmann to approve the minutes as written. Second by Ogden. Motion carries 6-0.

Robinson motions to open the public hearing for the Conditional Use application submitted by the Palmer Rural Fire Department. Ogden seconds the motion. Motion carries 5-0. Friedrichsen abstain. Hearing opened at 8:20 p.m. Myers presented the information about the Conditional Use application. She informed the board that she has received not public input about this matter. Friedrichsen stated that the public hearings in Palmer they have been having also have generated no public input. Myers stated that since this request is being made in the R-3 Zoning District in Palmer, per the regulations, the land requires a Conditional Use Permit. Ohlman motions to approve the Conditional Use application and recommend approval to the Palmer Village Board. Ogden seconds the motion. With roll call, motion carries 5-0. Friedrichsen abstaining.

Wichmann motions to close the public hearing for the Conditional Use application. Ogden seconds the motion. With roll call, motion carries 5-0. Friedrichsen abstaining. Public hearing closed at 8:25 p.m.

Wichmann moves to open the public hearing for the Energy Element to be added to the Comprehensive Plan. Robinson seconds the motion. With roll call motion carries 6-0. Public hearing opened at 8:25 p.m. Myers stated that the document presented to them at the August meeting was the document presented for approval. She said there was one correction or a county name that was changed but otherwise it was as presented by Keith Marvin. Ohlman motions to approve the Energy Element to be added to the Comprehensive Plan and recommend approval to the County Board of Supervisors. Robinson seconds the motion. With roll call motion carries 6-0.

Wichmann motions to close the public hearing. Ohlman seconds the motion. With roll call motion carries 6-0. Public hearing closed 8:28 p.m.

No public comment.

Next meeting November 20, 2014 at 7:00 p.m. Starostka adjourns meeting at 8:35 p.m.

December 18, 2014

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Vice Chair Wiegert at 7:05 p.m. Thursday, December 18, 2014 in Hearing Room at the courthouse in Central City. Upon roll call, those attending were Wiegert, Riblett, Robinson, Ferris, Hannappal, and Ogden. Not present Starostka, Friedrichsen, Wichmann. 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 Wiegert. Meeting minutes were available for review ten days prior to the meeting.

Linda Riblett was introduced as the new board member to replace Kevin Ohlman.

Minutes from the October 23, 2014 meeting were presented. Motion by Ogden to approve the minutes as written. Second by Hannappal. Motion carries 6-0.

Myers presented the small tract subdivision application for Patricia McMahon in Section 35, Township 13, Range 7, Merrick County, Nebraska. Myers stated this would be the first split of the quarter and meets subdivision regulations. Ferris moved to approve the subdivision and recommend approval by the County Board of Supervisors. Riblett seconds the motion. With roll call, motion carries 6-0.

Myers also presented the small tract subdivision application for Doug and Kathy Reeves in Section 27, Township 13, Range 7, Merrick County, Nebraska. Myers stated the original tract of this land is in 2 different quarters. With this subdivision, there would be no more splits allowed in the respective quarter of the proposed split. Robinson moves to approve the subdivision and recommend approval by the Board of Supervisors. Ferris seconds the motion. With roll call motion carries 6-0.

Myers stated that our consultant wanted to meet with the Board outside of the regular meeting. It was decided January 13<sup>th</sup> would work best for everyone.

No public comment.

Next meeting January 13, 2015 at 7:00 p.m. for a review of the comprehensive plan. January 22, 2015 will be the regular meeting.

Wiegert adjourns meeting at 7:20 p.m.