

February 26, 2015

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 7:05 p.m. Thursday, February 26, 2015 in the Hearing Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Riblett, Robinson, Friedrichsen, Wichmann and Ogden. Not present Wiegert, Ferris, and Hannappal. 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.

Minutes from the December 18, 2014 meeting were presented. Motion by Ogden to approve the minutes as written. Second by Friedrichsen. Motion carries 6-0.

Robinson motions to open the public hearing for the Re-Zoning Application by Cedar Lane II Subdivision. Ogden seconds the motion. With roll call motion carries 6-0. Public hearing opened at 7:10 p.m.

Myers explained the situation behind the rezoning request for Cedar Lane II Subdivision. Myers stated she has spoken to a couple of the property owners at the subdivision to explain how the proposed regulations would affect them and vice versus if the regulations didn't change how this would also impact any new construction. Wichmann motions to approve the Re-zoning Application for Cedar Lane II Subdivision and recommend approval to the Merrick County Board of Supervisors. Ogden seconds the motion. With roll call motion carries 6-0.

Wichmann motions to close the public hearing for Cedar Lane II Subdivision. Riblett seconds the motion. With roll call motion carries 6-0. Public hearing closed 7:27 p.m.

Myers presented the small tract subdivision for Rick Wegner. She stated this was a previously approved subdivision but because they did not process this within the one year date. They have to reapply. Myers stated there have been no changes since previously presented. Robinson motions to approve the Wegner small tract subdivision and recommend approval to the Merrick County Board of Supervisors. Friedrichsen seconds the motion. With roll call motion carries 6-0.

Myers also presented the small tract subdivision for Curt and Doreen Fenster. Myers stated there is one previous subdivision in this quarter. She also stated this is being subdivided off from another 23 acre tract and once it is subdivided there will be a piece left over with 20.01 acres. No more subdivisions will be allowed in this quarter. Wichmann motions to approve the small tract subdivision and recommend approval to the Merrick County Board of Supervisors. Ogden seconds the motion. With roll call motion carries 6-0.

No public comment.

Next meeting March 26, 2015 at 7:00 p.m

Starostka adjourns meeting at 7:35 p.m.

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No public comment.

Next meeting March 26, 2015 at 7:00 p.m

Starostka adjourns meeting at 7:35 p.m.

March 26, 2015

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 7:03 p.m. Thursday, March 26, 2015 in the Hearing Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Riblett, Friedrichsen, Wichmann and Wiegert, and Hannappal. Not present Ogden, 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 Starostka. Meeting minutes were available for review ten days prior to the meeting.

Minutes from the February 26, 2015 meeting were presented. Motion by Wichmann to approve the minutes as written. Second by Friedrichsen. Motion carries 6-0.

Myers presented a small tract subdivision on behalf of Monte Stelk in Section 26, Township 12, Range 8. Mr. Stelk and his brother own this current piece. It is the intentions of them to subdivide this piece so just one of the brothers can own the building site. This would be the first split of this quarter and meets regulations. Friedrichsen motions to approve the Stelk small tract subdivision and recommend approval to the Merrick County Board of Supervisors. Wichmann seconds the motion. With roll call motion carries 6-0.

Myers also presented an Administrative Plat on behalf of Dennis Jacobson for F.S. Smith's Addition Lots 10 and 11, Block 20 in Chapman. Mr. Jacobson intends on selling 5 foot off of each side of his property to the adjacent properties owners. Wiegert motions to approve the Administrative Plat and recommend approval to the Village Board of Chapman. Wichmann seconds the motion. With roll call motion carries 6-0.

Keith Marvin commented about the comprehensive plan and the next steps in the process.

No public comment.

Next meeting April 23, 2015 at 8:00 p.m

Starostka adjourns meeting at 7:55 p.m.

March 26, 2015

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 7:03 p.m. Thursday, March 26, 2015 in the Hearing Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Riblett, Friedrichsen, Wichmann and Wiegert, and Hannappal. Not present Ogden, 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 Starostka. Meeting minutes were available for review ten days prior to the meeting.

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Myers also presented an Administrative Plat on behalf of Dennis Jacobson for F.S. Smith's Addition Lots 10 and 11, Block 20 in Chapman. Mr. Jacobson intends on selling 5 foot off of each side of his property to the adjacent properties owners. Wiegert motions to approve the Administrative Plat and recommend approval to the Village Board of Chapman. Wichmann seconds the motion. With roll call motion carries 6-0.

Keith Marvin commented about the comprehensive plan and the next steps in the process.

No public comment.

Next meeting April 23, 2015 at 8:00 p.m

Starostka adjourns meeting at 7:55 p.m.

April 23, 2015

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Vice Chair Wiegert at 8:06 p.m. Thursday, April 23, 2015 in the Hearing Room at the courthouse in Central City. Upon roll call, those attending were Wiegert, Riblett, Friedrichsen, Wichmann, and Robinson. Not present Ogden, Ferris, Hannappel, and Staroska. 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 March 26, 2015 meeting were presented. Motion by Wichmann to approve the minutes as written. Second by Robinson. Motion carries 5-0.

Myers presented a small tract subdivision on behalf of Michael and Connie Neville in Section 23, Township 12, Range 8. It is their intentions to sell this piece to their kids to build a house. This would be the first split of this quarter and meets regulations. Wichmann motions to approve the Neville small tract subdivision and recommend approval to the Merrick County Board of Supervisors. Friedrichsen seconds the motion. With roll call motion carries 5-0.

Keith Marvin commented about the comprehensive plan and the next steps in the process.

No public comment.

Next meeting May 28, 2015 at 7:00 p.m

Wiegert adjourns meeting at 935 p.m.

April 23, 2015

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Vice Chair Wiegert at 8:06 p.m. Thursday, April 23, 2015 in the Hearing Room at the courthouse in Central City. Upon roll call, those attending were Wiegert, Riblett, Friedrichsen, Wichmann, and Robinson. Not present Ogden, Ferris, Hannappel, and Staroska. 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 March 26, 2015 meeting were presented. Motion by Wichmann to approve the minutes as written. Second by Robinson. Motion carries 5-0.

Myers presented a small tract subdivision on behalf of Michael and Connie Neville in Section 23, Township 12, Range 8. It is their intentions to sell this piece to their kids to build a house. This would be the first split of this quarter and meets regulations. Wichmann motions to approve the Neville small tract subdivision and recommend approval to the Merrick County Board of Supervisors. Friedrichsen seconds the motion. With roll call motion carries 5-0.

Keith Marvin commented about the comprehensive plan and the next steps in the process.

No public comment.

Next meeting May 28, 2015 at 7:00 p.m

Wiegert adjourns meeting at 935 p.m.

June 26, 2015

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Vice Chair Wiegert at 8:12 p.m. Thursday, June 26, 2015 in the Hearing Room at the courthouse in Central City. Upon roll call, those attending were Wiegert, Riblett, Wichmann, Ogden, Ferris, and Robinson. Not present Friedrichsen, Hannappel, and Staroska. 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 April 23, 2015 meeting were presented. Motion by Robinson to approve the minutes as written. Second by Ferris. Motion carries 6-0.

Board positions were taken into consideration. Wichmann motions to keep all positions the same and cease nominations. Robinson seconds the motion. With roll call motion carries 6-0.

Myers presented a small tract subdivision on behalf of Jack Thies in Section 8, Township 15, Range 4. The cemetery is the only other split of this quarter and meets all other regulations. Ferris motions to approve the Thies small tract subdivision and recommend approval to the Merrick County Board of Supervisors. Robinson seconds the motion. With roll call motion carries 5-0. 1 Abstain

No public comment.

Next meeting July 23, 2015 at 7:00 p.m

Wiegert adjourns meeting at 8:30 p.m.

June 26, 2015

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Vice Chair Wiegert at 8:12 p.m. Thursday, June 26, 2015 in the Hearing Room at the courthouse in Central City. Upon roll call, those attending were Wiegert, Riblett, Wichmann, Ogden, Ferris, and Robinson. Not present Friedrichsen, Hannappel, and Staroska. 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 April 23, 2015 meeting were presented. Motion by Robinson to approve the minutes as written. Second by Ferris. Motion carries 6-0.

Board positions were taken into consideration. Wichmann motions to keep all positions the same and cease nominations. Robinson seconds the motion. With roll call motion carries 6-0.

Myers presented a small tract subdivision on behalf of Jack Thies in Section 8, Township 15, Range 4. The cemetery is the only other split of this quarter and meets all other regulations. Ferris motions to approve the Thies small tract subdivision and recommend approval to the Merrick County Board of Supervisors. Robinson seconds the motion. With roll call motion carries 5-0. 1 Abstain

No public comment.

Next meeting July 23, 2015 at 7:00 p.m

Wiegert adjourns meeting at 8:30 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 27, 2015

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 7:08 p.m. Thursday, August 27, 2015 in the Hearing Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Wiegert, Wichmann, Ogden, Hannappel, and Friedrichsen. Not present Robinson, Riblett, 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.

Minutes from the June 26, 2015 meeting were presented. Motion by Wiegert to approve the minutes as written. Second by Ogden. Motion carries 6-0.

Myers presented a small tract subdivision on behalf of Gloria Beckstrom in Section 26, Township 15, Range 6. This would be the only split of the quarter and meets regulations. Wichmann motions to approve the Beckstrom small tract subdivision and recommend approval to the Merrick County Board of Supervisors. Friedrichsen seconds the motion. With roll call motion carries 6-0.

No public comment.

Next meeting September 24, 2015 at 7:00 p.m

Starostka adjourns meeting at 7:45 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 24, 2015

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 7:04 p.m. Thursday, September 24, 2015 in the Hearing Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Wiegert, Robinson, Riblett and Friedrichsen. Not present Ogden, Hannappel, 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.

Minutes from the August 27, 2015 meeting were presented. Motion by Friedrichsen to approve the minutes as written. Second by Riblett. Motion carries 5-0.

Robinson motions to open the public hearing for the Werner Construction Conditional Use Application for Section 21 Township 13 Range 6. With roll call, motion carries 5-0. Public hearing opened at 7:07 p.m. Myers stated that the as part of the R1 Zoning Districts, extraction of natural resources requires a conditional use permit so therefore, this application fulfills those requirements. Terry Williams, representative for Werner Construction, stated that there will be a 100 foot burn from the property line, there will be no permanent structures, DEQ does not require any permitting process for this type of extraction, it will strictly be sand and gravel extraction, and this project could be as long as 20 years with hours from 6:00 a.m.-8:00 p.m. Todd and Peggy Lechner questioned location of pumping facility due to a lease agreement that was just entered with the same land owners with River Rats Association. Both parties were going to check into their respective leases to make sure the areas at question weren't conflicting. Myers also stated she has a copy of the lease agreement between the land owner and Werner Construction for the purposes of this project.

Wiegert motions to close the public hearing Riblett seconds the motion. With roll call, motion carries 5-0.

Robinson moves to approve the Conditional Use for Werner Construction and recommend approval to the County Board of Supervisors stating that it meets the conditions for a Conditional Use permit within the AG 1 District. In addition, the condition that the application will be reviewed in 1 year and then every 3 years subsequent will be included. Wiegert seconds the motion. With roll call motion carries 5-0.

No public comment

Next meeting October 22, 2015 at 7:00 p.m

Starostka adjourns meeting at 7:40 p.m.

October 22, 2015

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 7:02 p.m. Thursday, October, 2015 in the Hearing Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Wiegert, Robinson, Riblett Wichmann, Ferris, Ogden, and Friedrichsen. Not present 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.

Myers presented the small tract Subdivision for the COTC Farms, LLC. She stated due to the applicant applying for homestead exemption, he needed to subdivide this property off to have the house under his individual name and not the corporation. The subdivision would be the first of the quarter and meets regulations. Ferris moves to approve the small tract subdivision and recommend approval by the Board of Supervisors. Ogden seconds the motion. With roll call motion carries 8-0.

Myers handed out final drafts of the new comprehensive plan. She stated that Mr. Marvin will be at our next meeting to discuss this and regulations.

No public comment

Next meeting November 24, 2015 at 7:00 p.m

Starostka adjourns meeting at 7:30 p.m.

November 24, 2015

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 7:01 p.m. Thursday, October, 2015 in the Hearing Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Robinson, Riblett Wichmann, Ogden, and Friedrichsen. Not present Hannappel, Ferris, 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.

Ogden motions to approve the October 2015 minutes as written. Robinson seconds the motion. With roll call motion carries 6-0.

Wichmann motions to open public hearing for the Conditional Use Application submitted by Werner Construction. Friedrichsen seconds the motion. With roll call motion carries 6-0. Public hearing opened 7:04 p.m.

Myers presented information regarding the Conditional Use Application for Werner Construction for the purposes of pumping sand and gravel in Section 31, Township 13, Range 6 and Section 36 Township 13 Range 7 in Merrick County. It will be a similar operation to what was presented by Werner Construction at the September meeting. Depending on pumping capacity this site could be in use for up to 20 years. It will have a 100 foot burn around the location. Myers stated she had one phone call about this from a former planning commission board member who was calling on behalf of an out of state adjacent land owner. He was just making sure this operation would be in compliance with our regulations. Myers stated to him that it would be. Terry Wilhelm from Werner Construction and Dan Hansen from Dewese Sand and Gravel were both present. They reiterated that this location was presented to them by the leasing land owner. They plan on possibly starting at this location before the other approved location. Myers stated this application complies with the necessary application process in the conditional use section of the AG-1 zoning district for the purposes of pumping sand and gravel. No other discussion was held. Wichmann motions to close the public hearing. Riblett seconds the motion. With roll call motion carries 6-0.

Friedrichsen motions to approve the Conditional Use application and recommend approval to the Merrick County Board of Supervisors with the conditions the application be reviewed in one (1) year with a subsequent review in three (3) years. In addition, the lease agreement will be provided to the Zoning Administrator. Robinson seconds the motion. With roll call motion carries 6-0.

Keith Marvin presented some final information regarding the comprehensive plan and zoning regulations.

No public comment.

Starostka adjourns meeting at 8:25 p.m.

Next meeting December 22, 2015 at 7:00 p.m.

December 21, 2015

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 7:02 p.m. Monday, December 21, 2015 in the Hearing Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Robinson, Riblett, Wichmann, Hannappel, Ferris, Wiegert, and Friedrichsen. Not present Ogden. Also present, Jen Myers, Zoning Administrator. Notice of meeting was printed in 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.

Robinson motions to approve the November 2015 minutes as written. Friedrichsen seconds the motion. With roll call motion carries 8-0.

Wichmann motions to open public hearing for the Knightlake Subdivision Preliminary Plat submitted by Roger Knight and Angie Knight. Ferris seconds the motion. With roll call motion carries 8-0. Public hearing opened 7:05 p.m.

Myers presented information about the subdivision and application. This subdivision is as a result of the divorce decree which provides for Mrs. Knight to get the house and the surveyed piece of ground outlined in the preliminary plat. Myers stated this subdivision has been approved without further review by DEQ due to it being an existing house. Two easements will be included on the plat, one for a utility easement and another for the driveway access. Neighbors including Monte and Eric Stelk were present to voice their concerns about the drainage issues that run along the south and east sides of this property. The Board stated this is more than likely a civil issue and will have to proceed accordingly. They are also concerned about potential future development of keeping rural living rural. The Board stated that the other issue they are dealing with at this meeting is the 2 acre subdivision. The other part will be dealt with when another application comes forward.

Ferris motions to close public hearing. Robinson seconds the motion. With roll call motion carries 8-0. Friedrichsen motions to approve the Knightlake Subdivision. Wiegert seconds the motion, with roll call motion carries 8-0.

Ferris motions to approve the Final Plat of Knightlake Subdivision and recommend approval to the County Board of Supervisors. Wiegert seconds the motion. With roll call motion carries 8-0.

Myers presented information regarding a small tract subdivision application for Christopher Rice in Section 15, Township 12, Range 8. Wichmann motions to approve the application and recommend approve to the County Board of Supervisors. Riblett seconds the motion. With roll call motion carries 8-0.

Myers also presented information regarding a small tract subdivision application for Norman Krug in Section 3, Township 12, Range 7. Ferris motions to approve the application and recommend approval to the County Board of Supervisors. Wiegert seconds the motion, with roll call motion carries 8-0.

Keith Marvin presented an opportunity to provide any final comments about the proposed regulations. Board talked about meeting dates and procedure for starting public hearings for the plan and regulations.

No public comment.

Starostka adjourns meeting at 8:29 p.m.

Next meeting January 28, 2016 at 7:00 p.m.