

March 23, 2017

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 23, 2017 in the Hearing Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Gamblin, Riblett, Wichmann, and Robinson. Not present Wiegert, Ferris, Hannappel, and Friedrichsen. 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.

Riblett motions to approve the April 7, 2016 meeting minutes as written. Gamblin seconds the motion. With roll call motion carries 5-0.

Robinson motions to open the public hearing for the purposes of changes to Livestock Regulations 8.09 to include new definitions. Public hearing opens at 7:08 p.m.

Myers presented the proposed new regulations and definitions to include adding the matrix to Classes IIA and IIB permits. She stated when the regulations were passed last year, Mr. Marvin the consultant changed the numbers we had discussed from 5000 to 2500 head in the table of the regulations but not in the text of the regulations. So at the recommendation of the County Attorney it was recommended we readopt those regulations. In addition, Myers stated she had met with a subcommittee in Hall County who is looking at their livestock regulations. As a result of that meeting there was additional definitions that she thought would be beneficial to Merrick County's regulations to include working to environmental controlled housing, hoop house, and livestock siting matrix. Myers also did a brief explanation of the Livestock Siting Matrix. She stated Dodge County has adopted the matrix. Hall County is looking at adoption with a few minor changes, along with a few other counties taking it under consideration. Myers also presented an email that was sent to her from Brenda Vanleer. Dennis Jarecke, Nance County Board Member asked if adding the matrix would change our livestock friendly regulations. Myers felt, in her opinion being a contributing writer of the matrix, that it would not. She stated that it would just make the process a producer has to go through to get sited more transparent to the public. The Board felt this is a very good document that would help our regulations and not hinder them.

Robinson motions to recommend approval of the Livestock Regulations 8.09 to include the definitions as presented to the Merrick County Board of Supervisors. Wichmann seconds the motion. With roll call, motion carries 5-0.

Robison motions to close the public hearing. Gamblin seconds the motion. With roll call motion carries 5-0. Public hearing closes at 7:50.

No public comment.

Starostka adjourns meeting at 8:03 p.m.

Next meeting April 27, 2017 at 7:00 p.m.

May 25, 2017

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 7:05 p.m. Thursday May 25, 2017 in the Hearing Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Gamblin, Riblett, Wichmann, Wiegert, Ferris, and Friedrichsen. Not present Robinson and Hannappel. 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.

Wichmann motions to retain all positions for Board Chair, Vice Chair, and Secretary as currently being held. Ferris seconds the motion. With roll call, motion carries 7-0.

Wiegert motions to approve the March 23, 2017 meeting minutes as written. Riblett seconds the motion. With roll call motion carries 5-0. Friedrichsen and Ferris abstain.

Wichmann motions to open the public hearing for the purposes of adding Section 5.09 (a) R-3 High Density Residential District. Ferris seconds the motion. With roll call motion carries 7-0. Public hearing opens at 7:08 p.m.

Myers presented the proposed addition of the R-3 High Density Residential District to the Villages of Silver Creek, Chapman, and Palmer. She explained this addition would reduce the size of minimal lot from 6000 to 4500. Chapman in particular is looking at this change on a couple of lots in order to subdivide the lots to do more housing. Myers explained this could easily be done in the other Villages as long as it meets the minimal square footage. Due the Villages already having the future land uses as either R-1 or R-2, if a property owner wants the smaller lots, they would have request a Zoning District change. Representatives from Palmer and Silver Creek both stated this could benefit those villages in the proper lot size was available. Myers showed pictures of layouts of potential lots in Chapman and how they would still meet current setbacks with the size of houses being proposed.

Friedrichsen motions to close public hearing. Ferris seconds the motion. With roll call motions carries 7-0.

Ferris motions to approve the addition of Section 5.09 (a) R-3 High Density Residential District and recommend such approval to the respective Village Boards. Wiegert seconds the motion. With roll call motion carries 7-0.

Myers explained a situation over at Worms involving a horse racetrack. She stated the applicant has stated he will be bringing forth a Condition Use application for the June meeting.

No public comment.

Starostka adjourns meeting at 7:46 p.m.

Next meeting June 22, 2017 at 7:00 p.m.

June 22, 2017

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 7:00 p.m. Thursday, June 22, 2017 in the Hearing Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Gamblin, Riblett, Wichmann, Wiegert, Ferris, Robinson, Hannappel, and Friedrichsen. 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. Starostka states this meeting will be recorded.

Wiegert motions to approve the May 25, 2017 minutes. Friedrichsen seconds the motion. With roll call motion carries 9-0.

Ferris motions to open the public hearing for the Conditional Use permit for Javier De La Torre in Section 17 Township 13 Range 8 Merrick County, Nebraska. Wichmann seconds the motion. With roll call motion carries 9-0. Public hearing opens at 7:02 p.m.

Mr. De La Torre is sworn in and testifies to the following: The races will be 1 time a month. Start time will depend on how hot it is. He may start at 1:00 or may start at 3:00 and go until 7:00 p.m. He feels it will be good for the town of Worms. He states he will be charging \$10 fee per person entering. Security will be hired. He stated he would likely hire bouncers from his bar in Grand Island. He also stated other race tracks have hired local law enforcement. When asked about any betting Mr. De La Torre stated "it is not supposed to be allowed." He stated he would like to offer food by means of a food truck. He stated alcohol will not be sold or offered and claims any alcohol will be confiscated. Friedrichsen stated he would like to see a 30 foot entrance into the ground on the west side. He would also like see an entrance established on the north side especially for EMS services. The applicant was asked if EMS services would be offered and he stated no. Friedrichsen stated that being on Fire Department he doesn't believe Palmer would be able to offer services for the whole time in case there would be a need in another part of the district. He stated the same thing happened with the boat races. It was asked if Mr. De La Torre would have insurance for the events. He stated the insurance company he is working with won't insure him until things are complete and built. He stated he will be supplying porta potties for toilets. The board asked what the winner gets for winning races and his response was "that's their thing." He stated sometimes the owners will have money and will bet amongst themselves. He stated he doesn't have and rules for the races. He does not know about any doping of the horses that would occur. The point of the races is just for entertainment.

The following members from the public were sworn in and gave testimony regarding their concerns about the horse track coming to this area of Merrick County:

Albert Simacek Jr. 1662 Worms Road St. Libory-Concerns about parking, blocking driveways, bathroom facilities, crowd control, gambling, firearms, alcohol, trash, how often will it occur, property values.

Tammy Jeffres 240 Ormsby Road St. Libory- Concerns about parking, runoff into creek, noise from bar is loud when they have events how will it be during this event, moved to country to be in the country.

Lisa Rogers 227 Ormsby Road St. Libory-Concerns about crowds don't like to be told to leave so will they?, been a quiet area to live and would be upset if something would come along that would disturb that. Also read letter that was submitted from Paul and Lisa Rogers over email.

Susan Larson 1775 Worms Road St. Libory-Concerns about parking, having already heard gun shots will that be a concern? How will spectators watch? Will cars driving by try to stop and watch causing even more congestion? Trash on roads and other crime.

Craig Niemeir- 1653 Worms Road St. Libory-Concerns about traffic, since don't know when events will take place, could there be too much traffic during if kids are in school and getting on and off buses there, congestion is very high when other events are going on there.

Albert Shipmann-1449 Worms Road St. Libory- concerns about traffic, trash, drugs, his place as been broken into so will an event like this cause this to happen again? Now has cameras because of the issues, there has been trespassing across his fence.

Mike Jeffries- 240 Ormsby St. Libory-He would enjoy an event like this but just pick the wrong spot to do it.

Dennis Spiehs-1725 Worms Road St. Libory- Concerns involve the number of grain and cattle trucks coming through this area at high speeds already, questions the racing commission being involved, questions why no vet would be there.

Myers read two other letters from property owners Mrs. Albert Kurz and Richard and Jeanette Spiehs. She also stated that she had gotten a call from Bill Kurz about him being in favor of this event.

Wichmann motions to close the public hearing. Friedrichsen seconds the motion. With roll call motion carries 9-0.

Robinson motions to deny the Condition Use application by Javier De La Torre and recommend the same to the Merrick County Board of Supervisors for Section 17 Township 13 Range 8 based on the following Findings of Facts:

1. It is not in compliance with the compatible uses of the primary Ag district according to the Merrick County Comprehensive Plan.
2. The use will not in all other respects conform to the applicable regulations of the AG-1 District in which it is located.
3. The use will not have adequate water, sewer, and drainage facilities due to
4. The use will not be in harmony with the character of the area and the most appropriate use of the land.
5. The establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the county.
6. The conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, or substantially diminish and impair property values within the neighborhood.
7. The establishment of the conditional use will impede the normal and orderly development of the surrounding property for uses permitted in the district.
8. The use will involve activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.

Hannappel seconds the motion. With roll call motion carries 7-2.

No public comment.

Starostka adjourns meeting at 8:30 p.m.

Next meeting July 27, 2017 at 7:00 p.m.

July 27, 2017

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 7:15 p.m. Thursday, July 27, 2017 in the Hearing Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Wichmann, Wiegert, Ferris, and Friedrichsen. Not present Hannappel, Riblett, Gamblin, and Robinson. 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.

Ferris motions to approve the June 22, 2017 minutes. Wichmann seconds the motion. With roll call motion carries 5-0.

Wichmann motions to open the public hearing for the Palmer, Nebraska Blight Study for the purposes of the Community Development Law. Friedrichsen seconds the motion. With roll call motion carries 5-0. Public hearing opens at 7:20 p.m.

Lori Ferguson with South Central Economic Development was present to explain the study. She informed the board that the Village of Palmer is working towards getting the whole Village blighted for the purposes of development. She informed the board that the Village of Palmer's Board referred this to the Commission for their recommendation of the study.

Wichmann motions to close the public hearing. Friedrichsen seconds the motion. With roll call motion carries 5-0.

Wiegert motions to approve the Palmer, Nebraska Blight Study for the purposes of the Community Development Law and recommend such approval to the Village Board of Palmer, Nebraska. Friedrichsen seconds the motion. With roll call motion carries 5-0.

No public comment.

Starostka adjourns meeting at 7:45 p.m.

Next meeting August 24, 2017 at 7:00 p.m.