

HITCHCOCK COUNTY PLANNING COMMISSION

April 17, 2017
Trenton, Nebraska

The Hitchcock County Planning Commission met on Monday, April 17th, 2017 at 1:00 p.m. in the Community Room, Hitchcock County Courthouse, 229 East D Street, Trenton, Nebraska as duly published in the *Hitchcock County News* on April 6th, 2017.

Opening Statement was read by Chair Ladenburger. *It is the policy of this board that the formation of public policy is public business and may not be conducted in secret. The board conducts its business in accordance with the open meetings act.*

Chair Ladenburger called the meeting to order at 1:00 p.m.

Chair Ladenburger requested roll call. Those answering roll call were Dustin Ladenburger, Tom Monnahan, Dustin Webb, Aaron Kolbet and Robert Brown. Wayne Merrill was absent. Chair declared a quorum present and proceeded with the meeting. Also present, applicant Paul Dwyer, County Attorney, D. Eugene Garner and Recording Secretary Margaret Pollmann.

The minutes of the January 19th, 2017 meeting were reviewed. Member Webb moved to waive reading of the minutes and approve the same as submitted. Member Brown seconded the motion. Roll call vote: Brown, Aye; Webb, Aye; Kolbet, Aye; Ladenburger, Aye; Monnahan, Aye. Merrill, Absent. Motion carried.

Chair Ladenburger opened the public hearing at 1:05 p.m. to hear the applicant and all comments thereon from the public in attendance and to receive evidence regarding the Application for Conditional Use submitted by Paul Dwyer to build a 100' x 60' building for storage and shop use, to be located on Lot #3 of the *Castaway Parkway Subdivision Filing No. 1*, being a part of the South Half, Section 32, Township 3 North, Range 33 West, Hitchcock County, Nebraska.

Zoning Administrator had previously submitted his *Memorandum* to the Commission and said document was reviewed by members present. Chair Ladenburger spoke briefly via phone to Administrator Morgan who was unable to attend, regarding said *Memorandum*. Zoning Administrator Morgan advised he had no concerns regarding the Application for Conditional Use of Paul Dwyer.

Applicant Paul Dwyer presented his Application for Conditional Use and responded to questions posed by the board. Attorney reviewed the *Castaway Parkway Declarations of Covenants and Restrictions*.

Chair Ladenburger asked if there were any comments from the proponents of the application. There were none.

Chair Ladenburger asked if there were any comments from opponents of the application. There were none.

Chair Ladenburger asked if there were any comments from those representing a neutral position. There were none.

Chair received Exhibit "A", that being Zoning Administrator Morgan's *Memorandum* dated March 29, 2017.

Chair Ladenburger closed the public hearing at 1:15 p.m. and re-entered regular Planning Commission proceedings.

Chair inquired if any board members have any conflict of interest regarding the application being considered. There were none.

Member Webb moved to recommend to the Hitchcock County Board of Commissioners, APPROVAL of the Application for Conditional Use submitted by Paul Dwyer to build a 100' x 60' building for storage and shop use, to be located on Lot #3 of the *Castaway Parkway Subdivision Filing No. 1*, being a part of the South Half of Section 32, Township 3 North, Range 33 West, Hitchcock County, Nebraska. As set forth in the site plans presented with said Application with the following condition(s)

1. Refer to the *Memorandum* dated March 29th, 2017

The motion was seconded by Monnahan.

Discussion was held. The Hitchcock County Planning Commission finds that the requested conditional use of said land is consistent with the Hitchcock County Comprehensive Plan and is permitted as a conditional use in the AG-General pursuant to Section 502.5 (1) related to non-agricultural related commercial and industrial uses within the RCI, Rural Commercial/Industrial District on those conditions as recommended in the *Memorandum* submitted by Zoning Administrator Darin Morgan.

Chair asked for roll call on Member Webb's motion to recommend APPROVAL of the Application for Conditional Use submitted by Paul Dwyer. Roll call vote as follows: Monnahan, Aye; Brown, Aye; Kolbet, Aye; Ladenburger, Aye; Webb, Aye. Merrill, Absent.

Motion carried.

Member Webb moved to authorize and direct Chair of the Hitchcock County Planning Commission to execute the formal written recommendation of the Planning Commission for and on behalf of the full body of the Planning Commission. The motion was seconded by Kolbet. After discussion, the roll call was taken on the motion as follows: Webb, Aye; Ladenburger, Aye; Kolbet, Aye; Monnahan, Aye; Brown, Aye. Merrill, Absent. Motion carried.

Old Business – There was none.

New Business – There was none.

The next regularly scheduled meeting is the Annual Meeting to be held, Thursday, January 18, 2018. A meeting may be called by the Chair at such other times as the Commission determines it is necessary to conduct its affairs, responsibilities and duties.

There being no further business before the Commission, Chair Ladenburger adjourned the meeting at 1:22 p.m.

Dustin Ladenburger, Chair/Acting Secretary

Margaret Pollmann, Recording Secretary