

# HITCHCOCK COUNTY PLANNING COMMISSION

December 14, 2021

Trenton, Nebraska

The Hitchcock County Planning Commission met on Tuesday, December 14, 2021 at 7:00 p.m. in the Community Room, Hitchcock County Courthouse, 229 East D Street, Trenton, Nebraska as duly published in the *Hitchcock County News* on December 2, 2021.

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 7:00 p.m.

Chair Ladenburger requested roll call. Those answering roll call were Dustin Ladenburger, Tom Monnahan, Dustin Webb, Aaron Kolbet and Wayne Merrill. Alternate Robert Brown was not present. Chair declared a quorum present and proceeded with the meeting. Also present, applicant Paul Dwyer, Terry and Mary Ginn, Tracy and Kari Peter, County Attorney, D. Eugene Garner and Recording Secretary Margaret Pollmann.

The minutes of the March 15, 2021 meeting were reviewed. Member Monnahan moved to waive reading of the minutes and approve the same as submitted. Member Webb seconded the motion. Roll call vote: Webb, Aye; Kolbet, Aye; Ladenburger, Aye; Monnahan, Aye. Merrill, Aye. Motion carried.

Chair Ladenburger opened the public hearing at 7:05 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 expand *Castaway Parkway Subdivision Filing #2* located in the South Half (S ½) of Section Thirty-two (32), Township Three (3) North, Range Thirty-three (33) West of the 6<sup>th</sup> P.M., Hitchcock County, Nebraska.

Zoning Administrator Darin Morgan had previously submitted his *Memorandum* to the Commission and said document was reviewed by members present.

Applicant Paul Dwyer presented his Application for Conditional Use and responded to questions posed by the board.

Chair Ladenburger asked if there were any comments from the proponents of the application. Terry Ginn and Mary Ginn voiced support and asked questions as roads and access as their property adjoins the subject property.

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 the following exhibits and the same were marked accordingly:

Exhibit "A" Hitchcock County Clerk's *Certificate of Service* dated November 24<sup>th</sup>, 2021 relating to Notice of Public Hearing mailed to applicant Paul Dwyer.

Exhibit "B" Hitchcock County Clerk's *Certificate of Service* dated November 24<sup>th</sup>, 2021 relating to Notice of Public Hearing mailed to land adjacent land owners and interested persons.

Exhibit "C" Zoning Administrator Darin Morgan's *Memorandum* dated November 23<sup>rd</sup>, 2021.

Exhibit "D" Warranty Deed recorded at Book 76 Page 133.

Chair Ladenburger closed the public hearing at 7:23 p.m. and re-entered regular Planning Commission proceedings.

Chair inquired if any board member had a 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, Member, on behalf of Diamond J Enterprises LLC to expand *Castaway Parkway Subdivision Filing #2* located in the South Half (S ½) of Section Thirty-two (32), Township Three (3) North, Range Thirty-three (33) West of the 6<sup>th</sup> P.M., Hitchcock County, Nebraska. Application with the following condition(s)

1. Refer to the *Memorandum* dated November 23, 2021
2. Recording of final survey plat for *Castaway Parkway Subdivision Filing #2*

The motion was seconded by Kolbet. Discussion was held.

The Hitchcock County Planning Commission finds that the requested conditional use of said land is consistent with 501.06 (9) and (10) of the Hitchcock County's Comprehensive Plan.

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; Kolbet, Aye; Ladenburger, Aye; Webb, Aye; Merrill, Aye. 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 to the Hitchcock County Board of Commissioners. The motion was seconded by Merrill. After discussion, the roll call was taken on the motion as follows: Webb, Aye; Ladenburger, Aye; Kolbet, Aye; Monnahan, Aye; Merrill, Aye. Motion carried.

Old Business: There was none.

New Business: Attorney Garner advised as to new Department of Revenue, Property Tax Division requirements relating to conservation and preservation easements and how said requirements will affect the Planning Commission.

The next regularly scheduled meeting is the Annual Meeting to be held, Thursday, January 20, 2021. 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 8:30 p.m.

Dustin Ladenburger, Chair  
Wayne Merrill, Secretary