HITCHCOCK COUNTY BOARD OF ADJUSTMENT

Trenton, Nebraska
January 19, 2017

Pursuant to the adopted By-Laws and Rules of Procedure, the Hitchcock County Board of Adjustment met on Thursday, January 19, 2017at 3:00 p.m. in the Community Room, Hitchcock County Courthouse, 229 East D Street, Trenton, Nebraska for its annual re-organizational meeting.

Vice Chair Paul Forch called the meeting to order and a roll call vote was taken. Those present were Frank Stehno, Alex Pollmann, and Jacob Miller. Also present were recording secretary Margaret Pollmann and County Attorney D. Eugene Garner. Robert Brown was absent. Vice Chair declared a quorum.

Notice of the meeting was given in advance thereof by publication in the Hitchcock County News, the designated method for giving notice. Notice of this meeting was given to the Vice Chair and all members of the Board. Availability of the agenda was communicated in the advance notice and in the notice to the Vice Chair and the Board of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. Vice Chair publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy in the room where the meeting was being held.

Vice Chair Forch stated he was saddened by the loss of members Roland Miller and Doug Garner this past year and welcomed new members Jacob Miller and Alex Pollmann.

The minutes of the January 21st, 2016 meeting were previously reviewed by the board and member Stehno moved to dispense with reading said minutes. Member Miller seconded the motion and the following members voted in favor of the motion: Pollmann, Miller, Stehno, and Forch. Motion carried. Member Miller moved to accept and approve the January 21st, 2016 meeting minutes. Member Stehno seconded the motion and the following members voted in favor of the motion: Forch, Miller, Stehno and Pollmann. Motion carried.

Vice Chair Forch opened the floor for nominations for Chair for calendar year 2017. Member Forch nominated Miller. Member Stehno moved that nominations cease. Member Pollmann seconded the motion and the following members voted in favor of the motion: Stehno, Miller, Forch and Pollmann. Motion carried and Jacob Miller was declared Chair for calendar year 2017.

Chair Miller opened the floor for nominations for Vice Chair for calendar year 2017. Member Stehno nominated Paul Forch and moved that nominations cease. Member Pollmann seconded the motion and the following members voted in favor of the motion: Miller, Forch, Pollmann and Stehno. Motion carried and Paul Forch was declared Vice Chair for calendar year 2017.

Chair Miller opened the floor for nominations for Secretary for calendar year 2017. Member Forch nominated Frank Stehno for Secretary for calendar year 2017 and moved that nominations cease. Member Miller seconded the motion and the following members voted in favor of the motion: Stehno, Miller, Pollmann and Forch. Motion carried and Frank Stehno was declared Secretary for calendar year 2017.

There was no old business for discussion.

Under new business Attorney Garner advised as to the NPZA Conference to be held March 8th, 9th and 10th in Kearney and encouraged members, especially new members, to attend this worthwhile conference. Attorney Garner advised the new members as to the purpose of the Board of Adjustment and duties of its' members. General discussion/explanation was held regarding past matters before this board and the necessity of the Planning Commission and the Board of Adjustment in zoning matters within Hitchcock County.

The next reorganizational meeting will be held on Thursday, January 18, 2018. The Chair may call a meeting of the Board of Adjustment at such other times as necessary to conduct necessary business.

There being no further business, Member Forch moved to adjourn at 3:140 p.m. this date. The motion was seconded by Stehno and the following members voted in favor of the motion: Pollmann, Stehno, Miller and Forch. Motion carried.

Jacob Miller, Chair
Frank Stehno, Secretary

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.

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Dustin Ladenburger, Chair/Acting Secretary

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Margaret Pollmann, Recording Secretary