HITCHCOCK COUNTY BOARD OF ADJUSTMENT

Trenton, Nebraska
January 16, 2020

Pursuant to the adopted By-Laws and Rules of Procedure, the Hitchcock County Board of Adjustment met on Thursday, January 16, 2020 at 3:00 p.m. in the Community Room, Hitchcock County Courthouse, 229 East D Street, Trenton, Nebraska for its annual re-organizational meeting. 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 Chair and all members of the Board. Availability of the agenda was communicated in the advance notice and in the notice to the Chair and the Board of this meeting. Agendas are posted on the County's website www.hitchcockcounty.ne.gov. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Chair Jacob Miller called the meeting to order at 3:07 p.m. and 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. The roll was called. Those present were Alex Pollmann, Jacob Miller, Paul Forch, and Robert Brown. Chair declared a quorum. Also present was Recording Secretary Margaret Pollmann.

The minutes of the January 17th, 2019 meeting were previously reviewed by the board and Forch moved to dispense with reading said minutes and to accept and approve said minutes. Miller seconded the motion and the following members voted in favor of the motion: Miller, Pollmann, Forch, Brown and Pollmann. Motion carried.

Chair Miller opened the floor for nominations for Chair for calendar year 2020. Member Forch moved to retain current officers, those being Chair, Jacob Miller, Vice Chair Paul Forch, and Secretary Alex Pollmann. Member Brown seconded the motion and the following members voted in favor of the motion: Pollmann, Forch, Brown and Miller. Motion carried.

There was no old business.

Under new business Chair Miller advised as to the 2020 Nebraska Planning and Zoning Conference to be held March 4th, 5th, and 6th in Kearney, Nebraska.

The next reorganizational meeting will be held on Thursday, January 21, 2021. The Chair may call a meeting of the Board of Adjustment at such other times as needed to conduct necessary business.

There being no further business, Forch moved to adjourn at 3:15 p.m. this date. Pollmann seconded the motion and the following members voted in favor of the motion: Brown, Pollmann, Miller, and Forch. Motion carried.

Jacob Miller, Chair

Alex Pollmann, Secretary

HITCHCOCK COUNTY PLANNING COMMISSION

February 19, 2020
Trenton, Nebraska

The Hitchcock County Planning Commission met on Wednesday, February 19th, 2020 at 12:30 p.m. in the Community Room, Hitchcock County Courthouse, 229 East D Street, Trenton, Nebraska as duly published in the *Hitchcock County News* on February 13th, 2020.

Opening Statement was read by Vice Chair Webb. *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.*

Vice Chair Webb called the meeting to order at 12:30 p.m.

Vice Chair Webb requested roll call. Those answering roll call were Tom Monnahan, Dustin Webb, Aaron Kolbet, Wayne Merrill and Robert Brown. Dustin Ladenburger was absent. Vice Chair declared a quorum present and proceeded with the meeting. Also present, Zoning Administrator Darin Morgan, applicants Scott and Betty Golding and Recording Secretary Margaret Pollmann.

The minutes of the January 16h, 2020 meeting were reviewed. Member Kolbet 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; Monnahan, Aye; Merrill, Aye. Ladenburger, Absent. Motion carried.

Zoning Administrator Morgan's *Memorandum* dated February 7th, 2020 relating to the Conditional Use Application before the Commission was received and marked Exhibit "A".

Vice Chair Webb opened the public hearing at 12:45 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 Scott Golding for an auto dealership and parts vehicle yard area in Part of the NW ¼ of the NW ¼ of Section 4, Township 1, Range 35 West and part of the W ½ of the SW ¼ of Section 33, Township 2, Range 35 West, Hitchcock County, Nebraska.

Applicant Scott Golding presented his Application for Conditional Use. Discussion held regarding Zoning Administrator Morgan's recommendation for approval of the application, conditional upon the required screening along public ways being provided pursuant to Section 501.06 (7). Administrator Morgan advised as to pertinent sections of the County's regulations relating to the conditional use at issue. Discussion held on possible precedent being set by deviating from the regulations regarding "screening".

Vice Chair Webb asked if there were any comments from the proponents of the application. There were none. Vice Chair asked if there were any comments from opponents of the application. There were none. Vice Chair asked if there were any comments from those representing a neutral position and the discussion regarding screening above was referenced.

Vice Chair Webb closed the public hearing at 12:57 p.m. and re-entered regular Planning Commission proceedings.

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

Member Kolbet moved to recommend to the Hitchcock County Board of Commissioners, APPROVAL of the Application for Conditional Use submitted by Scott Golding for an auto dealership and parts vehicle yard area in Part of the NW ¼ of the NW ¼ of Section 4, Township 1, Range 35 West and part of the W ½ of the SW ¼ of Section 33, Township 2, Range 35 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 February 7, 2020

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 501.6 on those conditions as recommended in the *Memorandum* submitted by Zoning Administrator Darin Morgan.

Vice Chair asked for roll call on Member Kolbet's motion to recommend APPROVAL of the Application for Conditional Use submitted by Scott Golding. Roll call vote as follows: Monnahan, Aye; Brown, Aye; Kolbet, Aye; Webb, Aye; Merrill, Aye. Ladenburger, 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 Merrill and after consideration, the roll call was taken on the motion as follows: Webb, Aye; Kolbet, Aye; Monnahan, Aye; Brown, Aye; Merrill, Aye. Ladenburger, Absent. Motion carried.

There was no old or new business.

The next regularly scheduled meeting is the Annual Meeting to be held, Thursday, January 21, 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 Webb adjourned the meeting at 1:15 p.m.

Dustin Webb, Vice Chair
Wayne Merrill, Secretary