

HAMILTON COUNTY JOINT PLANNING COMMISSION MINUTES
TUESDAY 1/15/19

The Hamilton County Joint Planning Commission held a public meeting on January 15, 2019 at 7:00pm at the 4-H Building, Hamilton County Fairgrounds, Aurora, NE.

Scott Stuhr called the meeting to order at 7:07pm, to elect officers, stating that the open meetings act was posted at the table with the sign in sheet, and is available for public inspection.

Members Present were: Bamesberger, McDonald, Eastman, Bankson, Eckert, Ortegren, Jensen

Members Absent were: Bangs, Kinney, Davis, Hutsell,

Also present were: Zoning Administrator, County Attorney, and Sean Vontz

The public notice of the meeting was read into the record.

Eastman moved to approve the agenda. Bankson seconded the motion. All yes by voice vote. Motion passed.

Bamesberger moved to approve the minutes of the last meeting. Ortegren seconded the motion. All yes by voice vote. Motion passed.

Item #1 – Discussion/Consideration – Election of Chair and Vice Chair.

Stuhr asked for nomination or volunteers to serve as chairperson.

Eastman was nominated. Bamesberger moved that nominations cease, and a unanimous ballot be cast for Eastman. McDonald seconded the motion. All yes by voice vote. Motion passed.

Stuhr asked for nominations or volunteers to serve as vice-chairperson

Kinney nominated. Ortegren moved that nominations cease, and a unanimous ballot be cast for Kinney.

McDonald seconded the motion. All yes by voice vote. Motion passed.

Item #2 – Public Hearing for a Conditional Use Permit to place a temporary concrete batch plant on a tract located in part of the NW1/4, NE1/4, Section 6, T10N, R5W, Hamilton County, NE.

Stuhr read the public notice into record.

McDonald moved to open the public hearing at 7:11pm. Bankson seconded the motion. All yes by voice vote.

Stuhr shared the situation surrounding the request. Sean Vontz from Vontz paving spoke to the board about the application and answered questions.

Bamesberger moved to close the public hearing at 7:17pm. McDonald seconded the motion. All yes by voice vote.

Item #3 – Discussion/Consideration for a Conditional Use Permit to place a temporary concrete batch plant on a tract located in part of the NW1/4, NE1/4, Section 6, T10N, R5W, Hamilton County, NE

McDonald moved to recommend approval of the Conditional Use Permit with the following findings of fact. Bamesberger seconded the motion. All yes by roll call vote.

1. The County Board can grant or deny the exception as it is a permitted exception in the Agricultural District and the property is zoned Agricultural.
2. The County Board can grant or deny the exception as it is the governing body that controls the zoning of the property.

3. The following items have been considered and have been found to be in compliance with the rules and arrangements have been made to ensure the use **WILL NOT** adversely affect the public interest.
- a. ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
 - b. off-street parking and loading areas where required, with particular attention to the items in a above and the noise, glare, odor or economic effects of the exception on adjoining properties and properties generally in the district;
 - c. refuse and service areas, with particular reference to the items in a and b above;
 - d. utilities, with reference to locations, availability and, compatibility;
 - e. screening and buffering with reference to type, dimensions, and character;
 - f. signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district;
 - g. required yards and other open space;
 - h. general compatibility with adjacent properties and other property in the district.

Item #4 – Discussion/Consideration – Subdivision request for Larry Klute, located in part of the NW1/4, Section 10, T12N, R85, Hamilton County, NE.

Stuhr shared the situation surrounding this request.

McDonald moved to recommend approval of the request. Jensen seconded the motion. All yes by roll call vote.

Item #5 – Administrator Report – Stuhr introduced Tanner Jensen as a new county representative on the Planning Commission. Shared that Ballas resigned and that Loren Bangs will also be serving on the Board. Still need representatives from Hordville and Phillips. Updated Board on how comp plan update is progressing.

Bamesberger moved to adjourn the meeting at 7:40pm. Jensen seconded the motion. All yes by voice vote. Motion passed.

Chairman, Hamilton County Joint Planning Commission

Date