

HAMILTON COUNTY JOINT PLANNING COMMISSION MINUTES

TUESDAY 07/21/20

The Hamilton County Joint Planning Commission held a public meeting on July 21, 2020 at 7:00 pm at the 4H Building at the Hamilton Co. fairgrounds in Aurora, Ne.

Eastman called the meeting to order at 7:01 pm, stating that the open meetings act was posted on the back table for public inspection.

Members Present:

Blase, Eastman, Eckert, Kinney, Lyons, McDonald and Ortegren.

Members Absent: Bamesberger, Bangs, Eckert, Hongsermeier, and Jensen.

Also present were: Zoning Administrator, County Attorney, and 1 other member of the public.

The public notice of the meeting was read into the record by the Zoning Administrator.

Chairperson Eastman asked if there was any conflict of interest on the agenda.

Hutsell moved to approve the agenda. Lyons seconded the motion.

All yes by voice vote. Motion passed.

Blase moved to approve the minutes of the last meeting. McDonald seconded the motion.

All yes by voice vote. Motion passed.

Item #1 – Public Hearing for Text Amendment Application, to amend Air Strip to Residence Setback, Section 4.08 & 4.09: of the Hamilton County Zoning Regulations.

Planning Member Ivan Hongsermeier arrived at 7:05 pm.

The public notice of the hearing was read into the record by the Zoning Administrator.

Motion by Kinney to open the public hearing. Ortegren seconded the motion.

Eastman asked for the Zoning Administrator to call the roll:

-Voting Yes: Blase, Eastman, Hongsermeier, Hutsell, Kinney, Lyons, McDonald and Ortegren

-Voting No: None

-Absent and not voting: Bamesberger, Bangs, Eckert, and Jensen

Motion Passed. Public Hearing opened at 7:06 pm

The Zoning Administrator explained the application that was submitted by Trevor Nunnenkamp and wanting to build a residence and possible business on his family's property that is adjacent to the existing air strip. The County Comp plan and the zoning regulations were introduced for the record.

There were no public that spoke for or against this application.

The planning board members had many questions about this application. Many wanted to make sure that this setback change would not endanger the safety of other neighbors. ZA Brandt explained that no other residences in line with the strip on the north or the south end.

Lyons and Blase asked if we needed to get a recommendation from the FAA and see if they require a certain setback for safety to the residents and air strip liability.

Some members agreed that if the landowner wants to build on their land then they should be allowed to, knowing that the air strip was in existence already.

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After much discussion it was concluded that this board could not decide if it was safe to minimize the setback to a 1/4 mile. Kinney and Hutsell agreed that the impact easement should be added to the regulations as they are for the livestock section.

Motion by McDonald to close the public hearing. Kinney seconded the motion.

Eastman asked for the Zoning Administrator to call the roll:

-Voting Yes: Blase, Eastman, Hongsermeier, Hutsell, Kinney, Lyons, McDonald and Ortegren

-Voting No: None

-Absent and not voting: Barnesberger, Bangs, Eckert, and Jensen

Motion Passed. Public Hearing opened at 7:29 pm

Kinney made a motion to deny the setback change from 1/2 mile to a 1/4 mile, but approve the addition of language for an Impact Easement between both landowners. Eastman seconded the motion.

Eastman asked for the Zoning Administrator to call the roll:

-Voting Yes: Blase, Eastman, Hongsermeier, Hutsell, Kinney, Lyons, McDonald and Ortegren

-Voting No: None

-Absent and not voting: Barnesberger, Bangs, Eckert, and Jensen

Motion Passed

Item #3 - Public Hearing for a Conditional Use Permit to use a principal structure as an accessory storage structure on a tract located at 404 Center St. Marquette, in Sec. 16, T12N, R6W, Lot 12, Blk 1, Marquette, NE.

The public notice of the hearing was read into the record by the Zoning Administrator.

Motion by Blase to open the public hearing. McDonald seconded the motion.

Eastman asked for the Zoning Administrator to call the roll:

-Voting Yes: Blase, Eastman, Hongsermeier, Hutsell, Kinney, Lyons, McDonald and Ortegren

-Voting No: None

-Absent and not voting: Barnesberger, Bangs, Eckert, and Jensen

Motion Passed. Public Hearing opened at 7:47 pm

The Zoning Administrator explained the application that was submitted by Chad Lammermann and wanting to utilize the existing home as a storage facility while he begins to remodel. The village regs state that no accessory structure is allowed without a principal structure. That is why we are doing a CUP on this property. The County Comp plan and the zoning regulations were introduced for the record.

Chad Lammermann spoke further about this property. He stated that the previous owners family had come in and stripped the house of all its copper. Now there are holes in the floors and walls. His plans are to work on it and get it remodeled for his daughter to move into. She is currently 17 and looking forward to a home of her own.

Chad explained that he is currently keeping the yard mowed and it actually looks like someone still lives there. The planning commissioned asked a couple questions on how long he intended to use for storage? How long till the home will be livable again?

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Motion by Kinney to close the public hearing. McDonald seconded the motion.

Eastman asked for the Zoning Administrator to call the roll:

-Voting Yes: Blase, Eastman, Hongsermeier, Hutsell, Kinney, Lyons, McDonald and Ortegren

-Voting No: None

-Absent and not voting: Bamesberger, Bangs, Eckert, and Jensen

Motion Passed. Public Hearing closed at 7:56 pm

Kinney made a motion to approve the Conditional Use Permit as it has met the 13 Findings of Fact items and with the added condition:

That the applicant reports back to the Planning Commission or the Village of Marquette board in 18 months on progress to determine whether to extend the CUP or cancel it.

McDonald seconded the motion.

Eastman asked for the Zoning Administrator to call the roll:

-Voting Yes: Blase, Eastman, Hongsermeier, Hutsell, Kinney, Lyons, McDonald and Ortegren

-Voting No: None

-Absent and not voting: Bamesberger, Bangs, Eckert, and Jensen

Motion Passed

Item #5 – Review/Discussion of proposed changes and additions to the Hamilton County & Villages Zoning Regulations

The Zoning Administrator presented about tiny homes and how these would not be allowed at this time as currently a residential dwelling must be 900 sq. ft. minimum. These could be very versatile in a village where we could create a tiny home subdivision. Board members discussed that these homes should have to meet International Code and would require: Foundation, sewer and electrical hook ups, address and mailbox. Since we are looking at tiny homes we need to address other home styles: Shouse, Container homes, and accessory dwellings.

Storage containers was another item for discussion. Currently these containers are not allowed in the county permanently. They are temporarily if your building a home or building. The members discussed containers in the villages and county and concluded that the villages should govern their container rules

Containers should be allowed in the county as these are very strong storage units. Proposed ideas are: Must be anchored to a foundation or concrete slab, and must be painted and maintained to match the home or out buildings. Lastly they must meet all property setbacks.

The commission took a look at the Administrative Plat by direction of the Zoning Administrator. The problem so far is that we are only allowed 2 or less tracts to be split. We have had instances where if 3 was allowed would have saved a lot of time. The members talked about how many should be allowed and decided that 4 tracts or less can be allowed. Will continue to review other changes at another meeting.

Administrator Report – Nothing to report at this time.

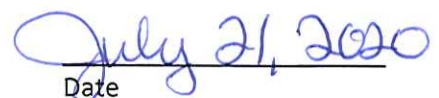
Hongsmeier moved to adjourn the meeting at 9:01 pm.

Ortegren seconded the motion.

All yes by voice vote.

Motion passed.


Chairman, Hamilton County Joint Planning Commission


Date