

HAMILTON COUNTY JOINT PLANNING COMMISSION MINUTES  
TUESDAY 10/20/20

The Hamilton County Joint Planning Commission held a public meeting on October 20, 2020 at 7:30 pm at the 4H Building at the Hamilton Co. fairgrounds in Aurora, Ne.

Eastman called the meeting to order at 7:30 pm, stating that the open meetings act was posted on the back table for public inspection.

Members Present: Blase, Eastman, Eckert, Hongsermeier, Jensen, Kinney, McDonald and Ortegren.  
Members Absent: Barnesberger, Bangs, Hutsell, and Lyons.

Also present were: Zoning Administrator, County Attorney, and no members 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.

McDonald moved to approve the agenda. Kinney seconded the motion.  
All yes by voice vote. Motion passed.

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

**Item #1** – Public Hearing for proposed Text Amendment for Section Updates of the Hamilton County Zoning Regulations.

Chairperson Eastman reminded the planning board of the procedure for a public hearing.  
The public notice of the hearing was read into the record by the Zoning Administrator.

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

Eastman asked for the Zoning Administrator to call the roll:

- Voting Yes: Blase, Eastman, Eckert, Hongsermeier, Jensen, Kinney, McDonald and Ortegren
- Voting No: None
- Absent and not voting: Barnesberger, Bangs, Hutsell, and Lyons

Motion Passed. Public Hearing opened at 7:33 pm

The Zoning Administrator began by stating that the Hamilton County zoning regulations along with the county comp plan were available and are entered as exhibits for the public hearing.  
Brandt then continued to review the updates proposed from the last public meeting.

There was no public that spoke for or against these proposed changes.

McDonald wanted to discuss the storage containers for the county a little further. He felt there was no need to require a foundation or concrete pad, since most farm outbuildings don't require this and that the county shouldn't be too restrictive. There was discussion among the planning board. They all agreed that the containers must be anchored. They requested the wording of a foundation or concrete pad be removed.

Kinney discussed the painting of these containers in the country. He felt they need to be maintained, but requiring them to be painted seems excessive as we do not require bad looking homes to be repainted.

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

HAMILTON COUNTY JOINT PLANNING COMMISSION MINUTES

TUESDAY 10/20/20

Eastman asked for the Zoning Administrator to call the roll:

-Voting Yes: McDonald, Ortegren, Blase, Eastman, Eckert, Hongsermeier, Jensen, Kinney.

-Voting No: None

-Absent and not voting: Barnesberger, Bangs, Hutsell, and Lyons.

Motion Passed. Public Hearing closed at 7:48 pm

McDonald made a motion to approve the proposed text amendment updates to the Hamilton County Zoning Regulations with the desired changes to storage containers. Jensen seconded the motion.

Eastman asked for the Zoning Administrator to call the roll:

-Voting Yes: McDonald, Jensen, Blase, Eastman, Eckert, Hongsermeier, Kinney, Ortegren.

-Voting No: None

-Absent and not voting: Barnesberger, Bangs, Hutsell, and Lyons.

Motion Passed

**Item #3** - Public Hearing for proposed Text Amendment for Section Updates of the Village Zoning Regulations for Giltner, Hampton, Hordville, and Marquette.

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

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

Eastman asked for the Zoning Administrator to call the roll:

-Voting Yes: Jensen, McDonald, Blase, Eastman, Eckert, Hongsermeier, Kinney, and Ortegren

-Voting No: None

-Absent and not voting: Barnesberger, Bangs, Hutsell, and Lyons

Motion Passed. Public Hearing opened at 8:08 pm

The Zoning Administrator stating that the villages zoning regulations along with their comp plan were available and are entered as exhibits for this public hearing.

Brandt reviewed the village updates proposed from the last public meeting.

There was no public that spoke for or against these proposed changes

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

Eastman asked for the Zoning Administrator to call the roll:

-Voting Yes: McDonald, Blase, Eastman, Eckert, Hongsermeier, Jensen, Kinney and Ortegren.

-Voting No: None

-Absent and not voting: Barnesberger, Bangs, Hutsell, and Lyons.

Motion Passed. Public Hearing closed at 8:10 pm

McDonald made a motion to approve the proposed text amendment updates to the villages of Giltner, Hampton, Hordville, and Marquette Zoning Regulations. Kinney seconded the motion.

Eastman asked for the Zoning Administrator to call the roll:

-Voting Yes: McDonald, Kinney, Blase, Eastman, Eckert, Hongsermeier, Jensen, Ortegren.

-Voting No: None

-Absent and not voting: Barnesberger, Bangs, Hutsell, and Lyons.

Motion Passed

HAMILTON COUNTY JOINT PLANNING COMMISSION MINUTES  
TUESDAY 10/20/20

**Item #5** – Discussion of proposed Planning Commission Committee Assignments:

-Conditional Use Permit Committee, Rezone Committee, Amendments Committee

ZA Brandt opened the discussion about creating committees to look at items before the board in the future. Much of this idea came about due to the NPZA fall training held on October 2. We are proposing to have each committee made up of 3 or 4 members from the planning commission.

Chairperson Eastman and Vice Chair Kinney chimed in on how this would be a great way to become more organized and build more integrity of our board with the public. In the past we have had some big items come before us and have had our credibility questioned by the public stated Kinney. Jensen said, we all need to do a better job in focusing on the activities in and around the villages that we represent

McDonald discussed the idea of having one committee as we will be spread to thin.

Many board members agreed that we should look at each item coming before the commission, select 4 volunteers to serve on a committee for that project.

**Item #6** - Administrator Report – Jeremy mentioned that the NPZA Fall training was a great experience. Eastman and Kinney from the planning commission and Paschke from the Board of Adjustment were in attendance.

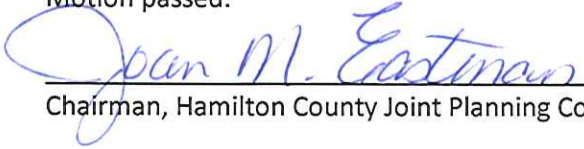
Planning Member L. Bangs has submitted a letter of resignation due to his health. The County Commissioners have been notified of this opening. Will also meet with all planning members who's terms are up in January of 2021.

Jensen moved to adjourn the meeting at 8:52 pm.

Kinney seconded the motion.

All yes by voice vote.

Motion passed.

  
\_\_\_\_\_  
Chairman, Hamilton County Joint Planning Commission

11/19/21  
\_\_\_\_\_  
Date

