

HAMILTON COUNTY JOINT PLANNING COMMISSION MINUTES

The Hamilton County Joint Planning Commission held a public meeting, April 18, 2023, 8:00 pm at the 4-H Building, Hamilton Co. Fairgrounds, Aurora, Ne.

Fruit called the meeting to order at 8:00 pm, stating that the open meetings act was posted on the back table for public inspection. The public notice was read into the record.

Members Present: Fruit, Joyce, Lyons, Blasé, Brandt, Perry, Epp, McDonald, Hongsermeier

Members Absent: Archer, Bamesberger, Miller, Kinney,

Also present: Zoning Administrator, County Attorney, Ramie Walling, Paula Walling.

Chairperson Fruit asked if there was any conflict of interest on the agenda. No conflicts stated.

Moved and seconded to approve the agenda.

All yes by voice vote. Motion passed.

Moved and seconded to approve the minutes of the last meeting.

All yes by voice vot. Motion passed.

Item #1 – Public hearing to amend sections 5.10.07 and 9.09 of the Village of Phillips Zoning Regulations.

Moved and seconded to open the public hearing at 8:01pm. All yes by voice vote. Motion passed.

Stuhr shared the situation surrounding the application. Ramie Walling shared that he would like to remove regulation 5.10.07 #2 from the zoning regulations and remove all of Section 9.09 from the zoning regulations. He shared why he wanted to have the changes made. He has had contact with some of the village board members and they seemed positive about the recommended changes. Paula Walling also spoke in favor of changing the regulations.

Moved and seconded to go out of public hearing at 8:05pm. All approve by voice vote. Motion passed.

Item #2 – Discussion/Action to amend sections 5.10.07 and 9.09 of the Village of Phillips Zoning Regulations.

The board had some questions on if the setback could be lessened and still follow regulations. It was shared that the lot was only 50' wide and any setback would not allow for traffic to flow. Many questions and discussions on the specific project. It was discussed that since these uses would be required as a conditional use that each situation could be dealt with individually instead of having regulations that would have to apply for every situation. Stuhr shared to please keep in mind that we are not discussing a specific project, but an amendment to the regulations that would affect all future projects of this nature. It was felt that some regulations should stay, but that some were not needed. Ramie Walling shared the size and scope of the project.

Moved and seconded to recommend the following amendments.

1. Remove section 5.10.07, #2.
2. In section 9.09.03 – remove “other than gravel” and change “25 feet” to 10 feet.
3. Remove sections 9.09.05 and 9.09.08.

Chairperson Fruit asked the zoning administrator to call the role.

Voting for: Brandt, McDonald, Perry, Epp, Lyons, Joyce, Hongsermeier, Blasé, Fruit,

Voting against: None

Absent/Not Voting: Archer, Bamesberger, Miller, Kinney,

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Item #3 – Zoning Administrator Report

There will be a meeting next month to amend Marquette regulations. Stated that is still looking for a Zoning Administrator and did have an interview.

There being no further business, it was moved and seconded to adjourn the meeting at 8:45pm.

All yes by voice vote. Motion passed.

Chairman,
Hamilton County Joint Planning Commission

Date