

PLANNING AND ZONING DEPARTMENT

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PLANNING COMMISSION PROCEEDINGS

February 5, 2024

Pursuant to adjournment, the Planning Commission met with Trutna, Sander, Curtis, Wollen, Mayer, Smaus, and Treadway.

Notice of the meeting was given in advance by published notice in a legal newspaper as shown by proof of publication on file in the Zoning Office. Notice of the meeting was mailed to all members of the Commission and their acknowledgement of receipt of notice and agenda is on file. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public, except when in closed/executive session where noted.

The Chairperson informed the public of the location of the posting of the Open Meetings Act (84-1407 to 84-1414 as amended by LB 898 2006). Chairperson Sander called the meeting to order at 6:30P.M.

Motion by Trutna, seconded by Mayer to open the public hearing, at 6:31 pm, **Application #9865, Nathaniel Thompson, Amend Zoning Regulations, include metal fabrication/manufacturing in 6.04.03.** Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Wollen, seconded by Trutna to close the public hearing, at 6:43 pm. Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna, to Approve, **Application #9865, Nathaniel Thompson, Amend Zoning Regulations, include metal fabrication/manufacturing in 6.04.03.** Voting yes were Trutna, Treadway, Smaus, Mayer, Sander, Curtis, and Wollen. Voting no were none. Motion carried.

Motion by Trutna, seconded by Smaus to open the public hearing, at 6:50 pm, for **Application #9866, Charlotte Worley, zone change from transitional agriculture to residential estates, parcel number 001560001, 3-13-9, Richland Township.** Voting yes Smaus, Treadway, Mayer, Trutna, Sander, Curtis, and Wollen. Voting no were none. Motion carried.

Motion by Treadway, seconded by Trutna to close the public hearing, at 7:17 pm. Voting yes were Trutna, Sander, Curtis, Mayer, Smaus, Treadway and Wollen. Voting no were none. Motion carried.

Motion by Sander seconded by Treadway, to Deny, intent of future use of ground does not meet current use of ground. **Application #9866, Charlotte Worley, zone change from transitional agriculture to residential estates, parcel number 001560001, 3-13-9, Richland Township.** Voting yes were Trutna, Treadway, Smaus, Sander, Curtis, and Wollen. Voting no was Mayer. Motion carried.

Motion by Smaus, seconded by Mayer to open the public hearing, at 7:24 pm, **Application #9867, Kirk Estee, zone change from transitional agriculture to residential estates, parcel number 003617000, 25-14-9, Marble Township.** Voting yes were Trutna, Treadway, Smaus, Mayer, Sander, Curtis, and Wollen. Voting no were none. Motion carried.

Motion by Smaus, seconded by Trutna to close the public hearing, at 7:44 pm. Voting yes were Mayer, Smaus, Treadway, Trutna, Sander, Curtis, and Wollen. Voting no were none. Motion carried.

Motion by Sander, seconded by Trutna, to Deny, due to needing engineered drainage study. **Application #9867, Kirk Estee, zone change from transitional agriculture to residential estates, parcel number 003617000, 25-14-9, Marble Township.** Voting yes were Trutna, Sander, Treadway, Smaus and Wollen. Voting no were Mayer, and Curtis. Motion carried.

Motion by Wollen, seconded by Sander to Approve, **Master Permit #1718-Dolezal Sand & Gravel, Gravel Pumping Operation, Master Permit #2704-Larry Dolezal, Gravel Dredging, Master Permit #6990-Larry Dolezal, S&G at Wolf Lakes.** Voting yes were Trutna, Mayer, Smaus, Treadway, Sander, Wollen, and Curtis. Motion carried.

Motion by Mayer, seconded by Smaus to Deny, Failure to complete review application. **Master Permit #8905-Daniel Jimenez, Rancho Nuevo LLC.** Voting yes were Trutna, Mayer, Smaus, Treadway, Sander, Wollen, and Curtis. Motion carried.

Motion by Mayer, seconded by Treadway to Approve, **Master Permit #512-NEBCO, INC, Gravel Pumping Operation, Master Permit #7548- Western S&G, Sand & Gravel Extraction Operation.** Voting yes were Trutna, Mayer, Smaus, Treadway, Sander, Wollen, and Curtis. Motion carried.

Motion by Curtis, seconded by Smaus to Approve, **Master Permit #8821- Helena Agricultural, Fertilizer & Seed Operation.** Voting yes were Trutna, Mayer, Smaus, Treadway, Sander, Wollen, and Curtis. Motion carried.

Motion by Trutna, seconded by Wollen, to Approve the December meeting minutes. Voting yes were Curtis, Trutna, Sander, and Wollen. Mayer, Smaus, and Treadway abstained. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (2/5/24, 3/4/24, 4/1/24)

Sander, adjourned meeting. Meeting adjourned at 8:36 PM

Zoning Administrator

Date

Planning Commission Chair

Date