

MINUTES

Dawes County Zoning Commission

October 09, 2018 1915 hrs | Meeting called to order by Chairman Brian Taylor

In Attendance

Board members present: Rosalene Tollman Casey Schuhmacher, Jerry Schumacher, Ken Lotton, Weston Burch, Dillon Lestmeister, Brian Taylor

Absent: Sam Homgren, , Luke Norman,

Also present: Zoning Administrator, Lindy Coleman,

Approval of Agenda

It was moved and seconded to approve the agenda. Ayes—Burch, Lotton, C. Schuhmacher, J. Schumacher, Tollman, Lestmeister, and Taylor. Nays—None, Absent--Holmgren, Norman. Motion confirmed.

Approval of Minutes

It was moved and seconded to approve the Minutes of the February 13, 2018 meeting. Ayes-- Burch, Lotton, C. Schuhmacher, J. Schumacher, Tollman, Lestmeister, and Taylor. Nays—None, Absent--Holmgren, Norman. Motion confirmed.

Communication

1. Copy of a Notice of Violation issued by the Nebraska Department of Environmental Quality (DEQ) issued to Joseph Applegarth on September 4, 2018 for "Unauthorized pumping of septic systems.
2. Copy of response letter to the DEQ notice written by Mr. Applegarth.
3. Letter from Elaine Menzel, legal counsel for NACO—Nebraska Association of County Officials, offering the opportunity to comment on the proposed Livestock Siting Assessment Matrix prior to an upcoming committee meeting to review the Matrix and comments on November 19, 2018. Comments should be submitted prior to November 2.

New Business

1. Requested Zoning district designation change.

Valerie Miller /Triumphant Trio, LLC requests a zoning district change from agriculture to Industrial to accommodate Beguin Propane installing propane tanks to supply delivery trucks. The tanks would be located south of Crawford just to the north and west of the intersection of Highway 2/71 and Four Mile Road on an area 125 feet X 200 feet. Proponent has met with Crawford Fire Department regarding potential safety issues.

Burch moved to recommend to the County Board to approve the change request from the Agricultural District to Industrial District. Tollman Seconded. Voting--Ayes--Burch, Lotton, C. Schuhmacher, J.

Schumacher, Tollman, Lestmeister, and Taylor. Nays—None, Absent--Holmgren, Norman. Motion confirmed.

2. Wohlers Conservation Easement

Taylor Wohlers explained his reasons for wanting to protect the property . There was discussion regarding timing, as in “why now?” and the permanence of “perpetual” and the potential effects on future generations, both positive and negative.

Lotton moved to recommend to the County Board that the easement request be approved. Burch seconded. Voting—Ayes—Burch, Lotton, J. Schumacher, Tollman, Lestmeister, Taylor. Nays—C. Schuhmacher. Absent Holmgren, Norman. Motion Confirmed.

3. Zoning document review and discussion.

A wide-ranging discussion was held regarding changes to the current zoning regulations. Some of the items discussed included:

The map will be a reflection of what currently exists and will be in an electronic format.

Pg. 11—need to keep “confinement” to address poultry, swine and other livestock that is raised in confinement conditions.

How often should zoning regs be revised? Comprehensive revision vs. single topic amendments.

Some want to make the regs less restrictive to provide opportunity for young people wanting to get into ag, while others are concerned with the effects to adjacent of nearby properties.

Need to use the state’s definition for animal feeding operation.

Need to get suggestions for changes to Lindy who will distribute prior to next meeting for review. Submit changes to Lindy by October 23 and meet on November 7 to go over changes.

Next Meeting Discussion

Next meeting is scheduled for November 7, 2018 at the Dawes County Courthouse at 7:00 p.m.

Adjourn

Moved by Lestmeister and seconded by C. Schuhmacher to adjourn. Voting--Ayes--Burch, Lotton, C. Schuhmacher, J. Schumacher, Tollman, Lestmeister, and Taylor. Nays—None, Absent--Holmgren, Norman. Motion confirmed. Meeting adjourned at 2050 hrs.