

# HITCHCOCK COUNTY PLANNING COMMISSION

Trenton, Nebraska

June 17, 2014

The Hitchcock County Planning Commission met as duly published in the *Hitchcock County News* on Tuesday, June 17, 2014 at 6:45 p.m. in the Community Room, Hitchcock County Courthouse. Present were members: Robert Brown, Wayne Merrill, John Rundel, and Dustin Webb. Absent were members: Tom Monnahan and Rich Hampton. Also present were Darin Morgan, Zoning Administrator, Andrea Richards, Recording Secretary, and D. Eugene Garner, Hitchcock County Attorney.

Opening Statement, was read by Ladenburger. It states: *It is the policy of the board that the formation of public policy is public business and may not be conducted in secret. The board conducts its business in accordance with the open meetings act.*

Chairperson Ladenburger called the meeting to order at 6:52 P.M.

Chairperson Ladenburger requested roll call. Those answering roll call were Brown, Merrill, Ladenburger, Rundel, and Webb. Absent were Monnahan and Hampton. Chairperson Ladenburger declared a quorum present and proceeded with the meeting.

The minutes of the May 20, 2014 meeting were reviewed. Rundel made a motion to approve said minutes as submitted. Merrill seconded the motion. Roll call vote taken: Merrill – Aye; Ladenburger – Aye; Brown – Aye; Webb – Aye; Rundel – Aye. Monnahan and Hampton absent. Motion carried.

Hitchcock County Zoning Administrator, Darin Morgan, informed the Commission that he had no report.

Chairperson Ladenburger opened the public hearing at 7:03 P.M. to hear the applicant and all comments thereon from the public in attendance and to receive evidence regarding the Application for Conditional Use submitted by T&K Ventures, LLC to build a 130' x 60' building with shop and office space for an excavation company, to be located on Lot 1 of the *Castaway Parkway Subdivision Filing #1*, being a part of the S½ of Section 32, Township 3 North, Range 33 West, Hitchcock County, Nebraska.

Tracy and Kari Peter of T&K Ventures, LLC presented the application and provided an overview of the project.

Zoning Administrator Morgan presented his *Staff Report* to the Commission.

Chairperson Ladenburger asked if there were any comments from proponents of the application and there were none. Chairperson Ladenburger asked if there were any comments from opponents and there were none. Chairperson Ladenburger asked if there were any neutral comments and there were none.

Chairperson Ladenburger closed the public hearing at 7:17 P.M.

Brown moved to recommend to the Hitchcock County Board of Commissioners, APPROVAL of the Conditional Use submitted by T&K Ventures, LLC, to build a 130' x 60' building with shop and office space for an excavation company, to be located on Lot 1 of the *Castaway Parkway Subdivision Filing #1*, being a part of the S½ of Section 32, Township 3 North, Range 33 West, Hitchcock County, Nebraska, as set forth in the Survey & Plat presented with said Application, and to add the following condition(s): (1) Refer to *Staff Report* dated June 6, 2014, submitted by Darin Morgan, Hitchcock County Zoning Administrator; and (2) fully adopted and executed "Castaway Parkway Declaration of Covenants and Restrictions" must be duly recorded of record in the Hitchcock County Clerk's office. Merrill seconded.

Discussion was had, and the Hitchcock County Planning Commission finds that the requested conditional use of said land is consistent with the *Hitchcock County Comprehensive Plan* and is permitted as a conditional use in the RCI – Rural Commercial – Industrial District pursuant to Section 502.05(1) on those conditions as

recommended in the Staff Report submitted by Zoning Administrator Morgan.

After discussion roll call was taken to vote on the motion – Merrill – Aye; Ladenburger – Aye; Brown – Aye; Webb – Aye; Rundel – Aye. Monnahan and Hampton absent. Motion carried.

Rundel moved and Brown seconded to authorize and direct the Chairperson of the Hitchcock County Planning Commission to execute the formal written recommendation of the Planning Commission for and on behalf of the full body of the Planning Commission, and after discussion roll call was taken to vote on the motion – Merrill – Aye; Ladenburger – Aye; Brown – Aye; Webb – Aye; Rundel – Aye. Monnahan and Hampton absent. Motion carried.

Chairperson Ladenburger opened the public hearing at 7:22 P.M. to hear all comments from the public in attendance and to hear testimony and receive evidence regarding the Application for Conditional Use submitted by Paul Dwyer to build a 60' x 90' building for light industrial use for the production of hydraulic hoses and fittings, to be located on Lot 4 of the *Castaway Parkway Subdivision Filing #1*, being a part of the S½ of Section 32, Township 3 North, Range 33 West, Hitchcock County, Nebraska.

Tracy and Kari Peter, on behalf of Paul Dwyer, presented the application and provided an overview of the project.

Zoning Administrator Morgan presented his *Staff Report* to the Commission.

Chairperson Ladenburger asked if there were any comments from proponents of the application and there were none. Chairperson Ladenburger asked if there were any comments from opponents and there were none. Chairperson Ladenburger asked if there were any neutral comments and there were none.

Chairperson Ladenburger closed the public hearing at 7:26 P.M.

Merrill moved to recommend to the Hitchcock County Board of Commissioners, APPROVAL of the Conditional Use submitted by Paul Dwyer to build a 60' x 90' building for light industrial use for the production of hydraulic hoses and fittings, to be located on Lot 4 of the *Castaway Parkway Subdivision Filing #1*, being a part of the S½ of Section 32, Township 3 North, Range 33 West, Hitchcock County, Nebraska as set forth in the Survey & Plat presented with said Application, and to add the following condition(s): (1) Refer to *Staff Report* dated June 6, 2014, submitted by Darin Morgan, Hitchcock County Zoning Administrator; and (2) fully adopted and executed "Castaway Parkway Declaration of Covenants and Restrictions" must be duly recorded of record in the Hitchcock County Clerk's office. Brown seconded.

Discussion was had, and the Hitchcock County Planning Commission finds that the requested conditional use of said land is consistent with the *Hitchcock County Comprehensive Plan* and is permitted as a conditional use in the RCI – Rural Commercial – Industrial District pursuant to Section 502.05(1) on those conditions as recommended in the Staff Report submitted by Zoning Administrator Morgan.

After discussion roll call was taken to vote on the motion – Merrill – Aye; Ladenburger – Aye; Brown – Aye; Webb – Aye; Rundel – Aye. Monnahan and Hampton absent. Motion carried.

Rundel moved and Brown seconded to authorize and direct the Chairperson of the Hitchcock County Planning Commission to execute the formal written recommendation of the Planning Commission for and on behalf of the full body of the Planning Commission, and after discussion roll call was taken to vote on the motion – Merrill – Aye; Ladenburger – Aye; Brown – Aye; Webb – Aye; Rundel – Aye. Monnahan and Hampton absent. Motion carried.

Chairperson Ladenburger opened the public hearing at 7:29 P.M. to hear the applicant and all comments thereon from the public in attendance and to receive evidence regarding the Application for Conditional Use submitted

by Kari Peter to develop a 12 spot RV park to be located on Lot 7 of the *Castaway Parkway Subdivision Filing #1*, being a part of the S½ of Section 32, Township 3 North, Range 33 West, Hitchcock County, Nebraska.

Tracy and Kari Peter presented the application and provided an overview of the proposed project.

Zoning Administrator Morgan presented his *Staff Report* to the Commission.

Chairperson Ladenburger asked if there were any comments from proponents of the application and there were none. Chairperson Ladenburger asked if there were any comments from opponents and there were none. Chairperson Ladenburger asked if there were any neutral comments and there were none.

Chairperson Ladenburger closed the public hearing at 7:44 P.M.

Merrill moved to recommend to the Hitchcock County Board of Commissioners, APPROVAL of the Conditional Use Application filed by Kari Peter to develop a 12 spot RV park to be located on Lot 7 of the *Castaway Parkway Subdivision Filing #1*, being a part of the S½ of Section 32, Township 3 North, Range 33 West, Hitchcock County, Nebraska, and to add the following condition(s): (1) Refer to *Staff Report* dated June 6, 2014, submitted by Darin Morgan, Hitchcock County Zoning Administrator; and (2) fully adopted and executed "Castaway Parkway Declaration of Covenants and Restrictions" must be duly recorded of record in the Hitchcock County Clerk's office. Webb seconded.

Discussion was had, and the Hitchcock County Planning Commission finds that the requested conditional use of said land is consistent with the *Hitchcock County Comprehensive Plan* and is permitted as a conditional use in the AG-G General Agricultural District pursuant to Section 501.06(10), ) on those conditions as recommended in the Staff Report submitted by Zoning Administrator Morgan; is comparable with the other uses permitted as conditional uses in said district; is compatible with the uses permitted in said district; and is consistent with intent of said district.

After discussion roll call was taken to vote on the motion – Merrill – Aye; Ladenburger – Aye; Brown – Aye; Webb – Aye; Rundel – Aye. Monnahan and Hampton absent. Motion carried.

Rundel moved and Merrill seconded to authorize and direct the Chairperson of the Hitchcock County Planning Commission to execute the formal written recommendation of the Planning Commission for and on behalf of the full body of the Planning Commission, and after discussion roll call was taken to vote on the motion – Merrill – Aye; Ladenburger – Aye; Brown – Aye; Webb – Aye; Rundel – Aye. Monnahan and Hampton absent. Motion carried.

There was no old business. There was no new business. General discussion was held regarding the Conditional Use process and the application form.

The next meeting tentatively scheduled for July 22, 2014 at 7:00 P.M. to review any Conditional Use Application(s) then properly pending. The next regular quarterly meeting was previously scheduled for Tuesday, September 23, 2014 at 7:00 P.M.

There being no further business before the Commission, Chairperson Ladenburger adjourned the meeting at 8:19 P.M.

/s/ Wayne Merrill  
Wayne Merrill, Secretary

/s/ Andrea Richards  
Andrea Richards, Recording Secretary