



Boone County Board Minutes



MINUTES OF PUBLIC HEARING PROCEEDINGS ZONING APPLICATION FOR CONDITIONAL USE PERMIT

Ken Luettel, Chairman of the Boone County Board of Commissioners, called for a motion to open a public hearing on Wednesday, September 26, 2018 at 10:00 A.M. in the Boone County Courthouse Commissioners Meeting Room in Albion, Nebraska. Motion made by Commissioner Luettel, second by Commissioner Rasmussen to open said public hearing. Notice of the hearing was given in advance by publication and the convened hearing was open to the public. Present for roll call were Commissioners Ken Luettel and Alan Rasmussen. Commissioner Hilary K. Maricle was absent. Also present for said hearing to answer any questions were Mary Ziemba, County Planning and Zoning Administrator; Joshua Majerus, Applicant, and Katie Sharp, Attorney representing Jarecki Maul, PC LLO. Notice of the hearing was given in advance by publication and the convened hearing was open to the public. Chairman Luettel acknowledged the publication notice for the record.

The purpose of the public hearing is to hear testimony in favor of, opposition to, and to answer questions concerning the approval or denial of an Application for Conditional Use Permit submitted by Joshua P. Majerus and Rachel E. Majerus. James P. Majerus is the property owner of the real estate referenced herein. The application request is to divide 15.11± acres from a parcel of farm land to residential located in a fraction of the SW1/4SW1/4 of Section 34, Township 22 North, Range 7 West of the 6th P.M., Boone County, Nebraska.

Joshua Majerus explained to the Board that the purpose for dividing the 15.11± acres from the farm land is to move back to the rural life to construct a new residential home and outbuilding on family property. A survey for 15.11± acres is completed. The Boone County Planning and Zoning regulations require conditional use permits in order to split off any parcels of less than 20 acres within the A-1, Agricultural Primary District, which gives priority to agricultural land uses.

The Boone County Planning Commission Board recommended approval to divide 15.11± acres from the parcel of farm land to construct a new residential home and outbuilding on family property. Ziemba said that the Boone County Planning Commission Board recommended approval of the Conditional Use Permit request with a condition. The condition being: the driveway entrance is to be accessed from 160th Street. Ziemba informed the Board that a Waiver of Distance has been signed as requested by the Boone County Planning Commission.

Motion made by Luettel, second by Rasmussen to close said public hearing at 10:04 A.M. Roll call vote: Yeas: Luettel and Rasmussen. Nays: None. Absent: Maricle. Motion carried.

Motion made by Luettel, second by Rasmussen to approve the Conditional Use Permit submitted by Joshua and Rachel Majerus to divide 15.11± acres from a parcel of farm land to residential to construct a new residential home and outbuilding on family property located in a fraction of the SW1/4SW1/4 of Section 34, Township 22 North, Range 7 West of the 6th P.M., Boone County, Nebraska, with a condition that the driveway entrance is to be accessed from 160th Street. Roll call vote: Yeas: Luettel and Rasmussen. Nays: None. Absent: Maricle. Motion carried.

Kathy Thorberg,
Boone County Clerk