



# 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 Monday, December 10, 2018 at 9:30 A.M. in the Boone County Courthouse Commissioners Meeting Room in Albion, Nebraska. Motion made by Commissioner Maricle, second by Commissioner Luettel 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 Hilary K. Maricle, Ken Luettel and Alan Rasmussen. Also present for said hearing to answer any questions were Mary Ziemba, County Planning and Zoning Administrator and Joseph L. Luettel, applicant. 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 Joseph L. Luettel. Joseph L. and Carol A. Luettel are the property owners of the real estate referenced herein. The application request is to divide 6.58± acres from a parcel of farm land to residential located in a fraction of the NE1/4 of Section 13, Township 21 North, Range 7 West of the 6<sup>th</sup> P.M., Boone County, Nebraska.

Joe Luettel explained to the Board that the purpose for dividing the 6.58± acres from the farm land to sell property to Ryan and Jordynn Luettel to construct a new residential home on family property. A survey for 6.58± acres is completed. A Waiver of Distance has been signed by Joseph L. Luettel. 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 6.58± acres from the parcel of farm land to construct a new residential home on family property. Ziemba said that there were no objections to the request. Luettel informed the Board that the next step is to drill a well for water source. Luettel informed the Board that if there is insufficient water source the residential home will not be built on said property.

Motion made by Luettel, second by Rasmussen to close said public hearing at 9:33 A.M. Roll call vote: Yeas: Luettel, Rasmussen and Maricle. Nays: None. Motion carried.

Motion made by Luettel, second by Maricle to approve the Conditional Use Permit submitted by Joseph L. Luettel to divide 6.58± acres from a parcel of farm land to sell property to Ryan and Jordynn Luettel to construct a new residential home on family property located in a fraction of the NE1/4 of Section 13, Township 21 North, Range 7 West of the 6<sup>th</sup> P.M., Boone County, Nebraska. Roll call vote: Yeas: Luettel, Maricle and Rasmussen. Nays: None. Motion carried.

Kathy Thorberg,  
Boone County Clerk