



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 17, 2018 at 9:30 A.M. in the Boone County Courthouse Commissioners Meeting Room in Albion, Nebraska. Motion made by Commissioner Rasmussen, 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 Alan Rasmussen, Ken Luettel and Hilary K. Maricle. Also present for said hearing to answer any questions were Mary Ziemba, County Planning and Zoning Administrator and Rod Nelson, CLAN Farm LLC applicant representative. 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 CLAN Farm LLC, c/o Karla K. Rohwer, Ritch Nelson and Rod Nelson. CLAN Farm LLC are the property owners of the real estate referenced herein. The application request is to divide 11.99± acres of which 0.41± of an acre is occupied by County Road Right-of-Way, from a parcel of land to sell the existing family building site. This parcel of land is located in a fraction of the S1/2SE1/4 of Section 12, Township 21 North, Range 6 West of the 6th P.M., Boone County, Nebraska.

Upon receiving a copy of the application and survey at the December 17, 2018 Board meeting, the following are changed/corrected in the proceedings from the posted Board agenda: acreage changed from 12.00± to 11.99±; fraction of SE1/4SE1/4 changed to fraction of S1/2SE1/4; and build a residential dwelling changed to sell the existing building site.

Rod Nelson explained to the Board that the purpose for dividing the 11.99± acres from the parcel of land is to sell the existing family building site to his son Chris Nelson, whom presently rents the real estate and building site for his cow/calf operation. A survey for 11.99± acres is completed. A Waiver of Distance has been signed by Rod Nelson for CLAN Farm LLC. 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 11.99± acres from the existing parcel of land. Ziemba said that there were no objections to the request.

Motion made by Rasmussen, second by Maricle to close said public hearing at 9:35 A.M. Roll call vote: Yeas: Rasmussen, Maricle and Luettel. Nays: None. Motion carried.

Motion made by Rasmussen, second by Maricle to approve the Conditional Use Permit submitted by CLAN Farm LLC to divide 11.99± acres of which 0.41± of an acre is occupied by County Road Right-of-Way, from a parcel of land to sell the existing family building site. This parcel of land is located in a fraction of the S1/2SE1/4 of Section 12, Township 21 North, Range 6 West of the 6th P.M., Boone County, Nebraska. Roll call vote: Yeas: Rasmussen, Maricle and Luettel. Nays: None. Motion carried.

Kathy Thorberg,
Boone County Clerk