

# Boone County Planning and Zoning Minutes



## BOONE COUNTY PLANNING & ZONING COMMISSION RECORD OF MINUTES OF MEETING

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**DATE: October 24, 2016**

### **1 – CALL TO ORDER**

The October 2016 monthly meeting of the Boone County Planning and Zoning Commission was called to order by Chairman Paul Groeteke in the Multipurpose Room in the Boone County Courthouse located at Albion Nebraska, Monday, October 24, 2016 at 8:02 p.m. Groeteke noted a copy of the Open Meetings Act is posted and copies are available for the public. The agenda for this meeting was given in advance to all members of the Commission. Notices for this meeting and public hearings were given in advance by publication, mail and posted on the bulletin board outside of Zoning Administrator's office. All proceedings hereafter shown were taken while the convened meeting was open to the public.

### **2 – ROLL CALL**

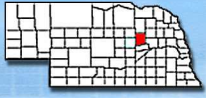
The following quorum of Commission members were present and answered roll call: Present: Towey, Stephens, Mogensen, Groeteke, Stuhr, Wagner. Absent: Jensen, Frey. Late: Baum

### **3 – APPROVAL/DISAPPROVAL OF THE MINUTES**

Approval/Disapproval of the August 22, 2016 meeting minutes. Groeteke asked for a motion to accept or with corrections of the minutes. Motion by Stuhr to approve the minutes as submitted. Second by Towey. Vote: Ayes; Towey, Wagner, Mogensen, Stuhr, Stephens. Nay: None. Abstain: Groeteke-due to absence. Absent: Jensen, Frey, Baum.  
Nays; Abstain; Absent;

### **4-Public hearing to hear testimony in favor of, or opposition to, and answer questions in relation to therefore:**

On a conditional use application submitted by Otto Taake to divide approximately 5.74± acres from a tract of land located in a fraction of the North ½ of the Northwest ¼ of Section, 23, Township 22N, Range 5W, West of the 6<sup>th</sup> P.M. in Boone County Nebraska to sell. Groeteke asked for a motion to open the public meeting. Stephens motioned to open the public meeting with Wagner second the motion. Vote: Ayes: Baum, Stuhr, Mogensen, Stephens, Towey, Wagner, Groeteke. Nay: None. Abstain: None. Absent: Frey, Jensen. The Board reviewed the material offered. A Waiver of Distance was signed by Otto Taake for feeding operations that are within the setback distance. Regulations for this permit are met. No concerns with the swine unit northeast of parcel as it is further out than one-half mile, also the cattle feeding lot posed no concern. Concern by the Board is having three acre properties out in the A-1 area thus the possibility of preventing future livestock expansion. Another concern was the house being close to the farming operation, with the driveway where will be used by harvesters, grain haulers; and the bins in close proximity, may pose a problem for the current homeowner, or any future landowner; as stated, this is a concern for this Board. No further comments or concerns voiced, Groeteke asked a motion to close the public hearing. Stephens made a motion to close the public hearing, Mogensen second the motion. Ayes: Wagner, Stuhr, Groeteke, Towey, Baum, Mogensen, Stephens. Nays: None. Abstain: None. Absent: Jensen, Frey. Groeteke asked for a motion for the application by Otto Taake for a conditional use. Wagner moved to approve as submitted with the conditions applied. Second by Baum. Vote: Ayes: Stuhr, Stephens, Towey, Baum, Mogensen, Wagner, Groeteke. Nay: None. Abstain: None. Absent: Frey, Jensen.



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### **5-Open Discussion**

The review of the zoning setbacks in the Agriculture areas needs to be started. Ziembra stated the bankers, commissioners and this Board need to be present so this process can begin with everyone participating in the discussion. The Board discussed and reviewed some items for the upcoming conditional use permit applications.

### **6-Correspondence/Zoning Administrator Report**

Ziembra reported on the NPZA conference she attended in September. The idea of the possibility of hiring a new zoning consultant was discussed.

### **7- SCHEDULE NEXT MEETING**

Chairman announced that the next monthly meeting of the Commission would be Monday November 21, 2016 at 8:00 p.m. at the Casey Building located at the Boone County Fairgrounds in Albion Nebraska.

### **8 – ADJOURN**

A motion to adjourn made by Towey and second by Mogensen. Vote: Ayes: Wagner, Mogensen, Stephens, Towey, Groeteke, Baum, Stuhr. Nays: None. Abstain: None. Absent: Jensen, Frey at 8:50 p.m.

**SUBMITTED:** \_\_\_\_\_ **COMMISSION SECRETARY**

**AFFIRMED BY:** \_\_\_\_\_ **COMMISSION CHAIRPERSON**