

# Boone County Planning and Zoning Minutes



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

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**DATE: JANUARY 30, 2017**

### **1 – CALL TO ORDER**

The County Commissioners reconvened the 9:00 a.m. meeting at 7:00 p.m. with roll call. Present; Luettel and Maricle. Absent; Rasmussen.

The January meeting of the Boone County Planning and Zoning Commission was called to order by Chairman Groeteke in the Boone County Courtroom located in the Boone County Courthouse in Albion Nebraska on Monday, January 30, 2017 at 7:04 p.m. Groeteke noted that 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. 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: Jensen, Frey, Towey, Stephens, Mogensen, Groeteke, Stuhr, Wagner. Absent: Baum.

Public Attending: Mike Grape, Ralph Schmadeke, Keith Marvin, Jim Dickerson, Doug Koch.

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

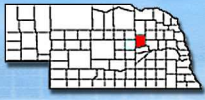
Approval/Disapproval of the November 21, 2016 meeting minutes. Groeteke asked for a motion to deny or approve the minutes as submitted or with any corrections. Motion by Jensen to approve the minutes as submitted, second by Towey. Vote: Ayes: Frey, Towey, Wagner, Groeteke, Stuhr, Jensen, Stephens. Nays: None; Absent: Baum. Abstain: Mogensen.

### **4-REORGANIZATION meeting for 2017.**

Chair Groeteke called for nominations for officers. Towey nominated Groeteke for Chairman with Stephens to close. No discussion, Jensen moved to close the nominations. Roll Call: Ayes: Wagner, Towey, Stuhr, Mogensen, Stephens, Frey, Jensen, Groeteke. Nays: None. Absent: Baum Abstain: None. Groeteke called for nominations for Vice Chairman and Treasurer. Wagner moved to retain current Vice Chairman and Treasurer. Second by Towey. No discussion. Vote: Ayes: Jensen, Stephens, Groeteke, Wagner, Towey, Mogensen, Stuhr, Frey. Nays: None. Absent: Baum. Abstain: None. Vice Chairman is Brad Stephens, and Secretary/Treasurer is Mark Jensen.

### **6-Discussion regarding regulations in agriculture zones.**

Realizing the importance of the residents and the Without prior discussion by the Board, Chairman asked for a motion to open the public comments. Stephens thanked the public present for their participation and the Board greatly appreciates this participation for planning and zoning for the future; to get a balance between residents in the A-1 district and livestock production. importance of the livestock. Stephens asked for input from the attending public, as the Board greatly appreciates it. Stephens proceeded to explain the beginning of



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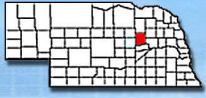
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zoning, 20 acres were needed to split off parcels, and as time went on, the Board reduced this down to 3 acres with conditional uses. He went on to explain when these 3 acres are spread throughout the County it limits livestock production. One of the reasons that the Board was led to believe the reason for people to request 3 acres was because they could not get a mortgage on more than 3 and did not want to go over 5 acres at the time to get a loan. Also, the Board went through a time during the early 2000's not a lot of land change was going on, then all of a sudden, a boom of requested parcel splits in the mid-2000's with the good farm economy and young family farm members came back to continue the farming operations, thus a lot of new homes were built. Stephens continued, maybe we are going back to a slower period of building, the County ended up with a lot of small acres throughout it. The mortgage on these small acres compared to a mortgage on a large acreage was not explained to the Board, so maybe some information about this will be given at this meeting. Groeteke continued with prior discussion stating there is a disconnect between the legal advice in the County and our realtors to get everyone the same information. Everyone has a different set of goals in their end; the realtor making the sale right away, the banker making the loan, the livestock producer has one set of interest and the home owner has a different set; so, to get everyone thinking on the same path presents some challenges, and hopefully these will be talked about at this meeting. Groeteke then asked for a motion to open the public meeting with motion by Jensen and second by Stephens. Vote: Ayes: Groeteke, Stuhr, Mogensen, Towey, Stephens, Frey, Jensen, Wagner. Nays: None. Absent: Baum. Abstain: None. Chair asked for public comments. Mike Grape explained the differences for the interest rates, the mortgages, the prime and the secondary loans; and how all of this financing affects the potential purchaser and the land to be purchased. Schmadeke talked about the parcels close to villages that have the well-head protection areas and the city sewer system not going out to these parcels which lessen the available land to be developed for housing. Discussion on lessening of land value due to the location of livestock production areas and homes. Discussion on increasing housing in the A-2 area to help business growth in the villages and areas for reasonable housing for the business employees. A-1 areas are not an economical place to live due to the miles from schools, towns and public services. Koch commented on the challenges in developing new housing in the villages; where in some cases new residents are forced to look to the rural areas to build a home. Martin explained the different ways of reducing acreage, lessening setbacks and change the density in the A-2 area to help increase home building in this area; lengthy discussion followed. General consensus is to focus on the Ag-2 district for increased housing and retain the Ag-1 district to be the larger area. More discussion and possible decisions made at next Commission meeting with a public hearing to follow after final decisions have been made. With no more discussion, Chairman asked for a motion to close the public meeting. Mogensen made a motion to close the public meeting with Stuhr second the motion. Vote: Ayes: Stephens, Stuhr, Groeteke, Wagner, Mogensen, Jensen, Towey, Frey. Nays: None. Absent: Baum. Abstain None. Jensen motioned to recommend to the County Board to have a moratorium on all conditional uses for residential lots in the A-1 area until a public hearing is held for any new language to be adopted for acreage size and setback, second by Wagner. Vote: Ayes: Jensen, Mogensen, Groeteke, Frey, Wagner, Stephens, Stuhr, Towey. Nays: None. Absent: Baum. Abstain: None. Luettel called for the Commissioner meeting to be closed. Vote: Luettel, Maricle. Absent: Rasmussen.

### **8- SCHEDULE NEXT MEETING**

Chairman Groeteke announced the next monthly meeting of the Commission is scheduled for Monday, February 27, 2017 at 7:00 p.m. in the Boone County Courthouse Albion Nebraska.



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### **9 – ADJOURN**

A motion to adjourn made by Stephens and second by Towey at 9:40 p.m. Vote: Ayes: Stephens, Stuhr, Groeteke, Wagner, Mogensen, Jensen, Towey, Frey. Nays: None. Absent: Baum. Abstain: None.

**SUBMITTED:** \_\_\_\_\_

**COMMISSION SECRETARY**

**AFFIRMED BY:** \_\_\_\_\_

**COMMISSION CHAIRMAN**