

Agenda Item # 216

Date 3/24/21



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PUBLIC NOTICE
NOTICE OF PUBLIC HEARINGS

You are hereby notified that public hearings will be held before the Douglas County Planning Commission at 6:00 p.m. on Wednesday, April 7, 2021 in the Douglas Room, first floor, 15335 West Maple Road.

1. Text amendments to the Douglas County zoning regulations, Douglas County Environmental Services applicant, as follows:
 - a. Text change amending Article 4, Table 4.1 Permitted Uses by Zoning District, page 54, of the Douglas County Zoning Regulations to add "Seasonal Agricultural Labor Housing" as a Special Use in the AG Agricultural District;
 - b. Seasonal Agricultural Labor Housing to be added to Article 3, Use Types, Section 3.04, to read as follows: " A congregate residential facility, meeting the federal H-2A guidelines and standards, for providing housing accommodations, for a period not exceeding six months annually, to seasonal agricultural laborers participating in the federal H-2A program. Living arrangements may include common sleeping quarters, bathrooms and kitchen facilities. Single-family detached homes and manufactured homes constructed or occupied for the purpose of housing seasonal agricultural workers shall not be considered seasonal agricultural labor housing for the purposes of this section and are permitted uses in the AG Agricultural District subject to applicable zoning regulations."
 - c. Article 5, Supplemental Use Regulations shall be amended to read as follows: "5.03 C. Seasonal Agricultural Labor Housing in the AG Agricultural District. Seasonal Agricultural Labor Housing shall be constructed and maintained consistent with federal H-2A program standards. All applicable state and local building and fire codes shall apply, including those establishing the maximum occupancy of each building unit. The maximum number of seasonal workers per lot shall be 50. Site development regulations for the AG Agricultural District, including setback requirements, for "other permitted uses" shall be followed. The minimum lot area shall be no less than nine acres. A maximum of three building units are permitted, provided that the total number of seasonal workers per lot does not exceed 50. Documentation of compliance with federal H-2A requirements, including inspection reports, violation notices, complaints, and any related documents whatsoever shall be available to the planning and zoning coordinator within a reasonable time period upon request.
2. Scott Bruhn Enterprises, Inc., application for a farmstead lot split – preliminary plat, final plat – and rezoning of proposed Lot 1 from AG Agricultural to RR – Part of the NE ¼ of the SW ¼ and Part of the SE ¼ of the SW ¼ and Part of the NW ¼ of the SW ¼ of Section 23 – Township 16 North – Range 10 East of the 6th P.M., address 9181 North 225th Street.

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Aerial Storage
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3. Ida Exchange, LLC., applicant – amendment to Special Use Permit authorized by County Resolution 629, adopted September 10, 2019, to allow for a controlled impact use, specifically a wedding reception/retreat venue, on approximately 180 acres in the SE ¼ and the SE ¼, NW ¼, all in Section 3-Township 16 North-Range 10 East of the Sixth P.M. (parcels 0111510000 and 0111560011), address: 23150 Pawnee Road, removing condition 10, "No one building on the site shall be larger than 10,000 square feet" and replacing condition 10 with the following: "The capacity of any building on the site shall be limited to 350 guests (not including event staff)."

This is a public meeting and all are welcome to attend. Covid-19 restrictions are in place and all attendees should wear a protective face mask and social distance while in the facility. Documentation on these items and the full agenda is available at the Douglas County Environmental Services webpage at www.dcplanning.org.

Dave Forrest, Douglas County Planning and Zoning Coordinator