

Agenda Item # 23a.
Date 2-26-2020

**MINUTES
DODGE COUNTY PLANNING COMMISSION**

Meeting of the Dodge County Planning Commission was called to order by Chairman, Marlin Brabec at 4:30 P.M., Tuesday, February 18, 2020 in the Board of Supervisors Room on 3rd Floor of the Courthouse, Fremont, Nebraska. The following members were present: Brabec, Fooker, Giesselmann, Hansen, Rolf, Schole and Taylor. Absent: Ruzicka and Wagner.

The meeting was declared legally convened, due to Public Notice given and is considered to be an Open Meeting.

Chairman Brabec asked if there was any communication with the applicants and the board. None were reported.

Motion was made by **Fooker** to accept the Minutes of the January 21, 2020 meeting as mailed. Seconded by **Rolf**. Motion carried by voice vote with the following voting yes: Fooker, Giesselmann, Hansen, Rolf, Schole, Taylor and Brabec. Absent: Ruzicka and Wagner.

Public Hearing: Consider request of Gene A. & Clara L. Havekost of 1055 Eastwood Dr., Fremont, NE 68025 to subdivide a 7.00-acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12 Section 2. Conditional Uses Exemptions 4.2 B. located in part of NW ¼ NW ¼ and part NE ¼ NW ¼ Section 25, Township 19 North, Range 6 East in Ridgeley Township, Zoning District A-1, Intensive Ag.

Chairman Brabec declared the Public Hearing open.

Testimony:

For: Steven Ondracek of 1422 County Rd. 11, North Bend, NE realtor and representative for Gene Havekost was present to explain that Mr. Havekost wished to split off 7 acres and sell the acreage. Rolf asked about the pivots. Ondracek stated he thought the new owner would be ok with them, but really hadn't discussed it. Rolf asked about the west pivot. Ondracek stated that the west pivot would need to be moved. Ondracek asked who would give out the legal description. Andrews stated the plat had the legal description on it and after the Board of Supervisors meet and possibly approve the lot split, the paper work would be filed in the Register of Deeds. The County

Assessor would give the acreage another parcel number. No other questions were asked by the commission.

Against: No one was in attendance to speak against the matter.

Motion to close the public hearing was made by **Rolf** and seconded by **Hansen**. Motion carried by voice vote. Those voting yes: Giesselmann, Hansen, Rolf, Schole, Taylor, Brabec and Fooken. Absent: Ruzicka and Wagner.

Possible Action:

Motion was made by **Giesselmann** to recommend approval of the Lot Split and Conditional Use Permit based on the Conditional Use conforms to the intent and purpose of the regulations and the use conforms to regulations of the district which it is located. Seconded by **Hansen**. Motion carried by roll call vote. Those voting yes: Hansen, Rolf, Schole, Taylor, Brabec, Fooken and Giesselmann. Absent: Ruzicka and Wagner. The applicant was advised the County Board of Supervisors would hear the request on Wednesday, February 26, 2020 at 9:30 A.M.

Item #2. Consider discussion to amend zoning regulations to include regulations for Wind Energy as requested at the Dodge County Board Meeting on January 29th, 2020

Andrews stated that she was directed by the Dodge County Board of Supervisors to research Wind Energy regulations in effect in counties that have wind farms. She stated she had given the board a copy of the Center of Rural Affairs proposed ordinances and that prompted the county board to be proactive in bringing guidelines to the county's zoning regulations. She presented copies of the proposed regulations from 2006 that were not accepted and copies of Antelope, Boone, Madison and Center of Rural Affairs regulations to the 7 members that were present of the planning commission. She asked them to do some reading and come back at a later date with some ideas for Dodge County's proposed Wind Energy regulations. She added that she too would do more research as well as the absent members. Brabec agreed that we need to be objective in whatever we propose and leave the politics out of them. He added we don't need a room full of people that have objections to a future proposed wind farm.

This item will be placed on the planning commission agenda whenever there are other items for the board to take up.

With no further business **Schole** moved to adjourn at 4:43 P.M. and seconded by **Hansen**. Motion carried: Rolf, Schole, Taylor, Brabec, Fooken, Giesselmann and Hansen. Absent: Ruzicka and Wagner. The next scheduled meeting will be March 17, 2020 at 4:30 P.M. if business arises.

Respectfully submitted,

Allen Rolf
Secretary, Dodge County
Planning Commission

Dodge County
Planning & Zoning Commission

Approval Date

STAFF REPORT


Dodge County Bldg. Insp. & Zoning Dept.
Meeting of February 18, 2020

Zoning sign was placed on the property Thursday, February 13, 2020.

Gene A. & Clara L. Havekost

The property is located on County Road K near the intersection of County Road 12 approximately 4 miles south and 1 ½ miles west of Scribner, NE. It is located on a well maintained county road with a line of cedar trees on the north side adjoining the road. The home was constructed in 1925 and has had updates and looks to be in very good condition. There are a number of good out buildings with a fairly large steel machine shed.

Respectfully submitted,


Jean Andrews,
Dodge County Zoning Administrator

