

**Minutes**

**Perkins County Planning Commission**

**June 17, 2014**

Perkins County Courthouse

First Floor Meeting Room, Grant, Nebraska

Meeting called to order by Chair, Glenn Colson at 7:00pm.

Roll Call- Glenn Colson, Shaun Meyer, Deb Osler, Bob McCormick, Greg Robertson, Tom Tines, Mike Jeffries also present Bob Tatum, Zoning Administrator and Rick Roberts, County Attorney.

Not Present: Shannon Malmkar, Dennis Demmel

Visitors: Randy Fair, Attorney & Will McKnight, Manager of Waste Connections, Inc.

Certification of public notices-Noted in paper June 12, 2014.

Open Meetings Law Language location- located in the room.

Review of Agenda by Glenn Colson, Chair.

**2.0 Reading and Approval of Minutes:**

December 16, 2013- Motion made by Deb Osler, Second by Tom Tines; Debbie Osler- yes, Mike Jeffries- abstained, Bob McCormick- yes, Tom Tines- yes, Shannon Malmkar- abstained, Glenn Colson- yes, Greg Robertson- abstained, Shaun- yes. Minutes approved. Those abstained were not present for this meeting.

April 10, 2014- Motion made by Deb Osler, Second by Tom Tines; Debbie Osler- yes, Mike Jeffries- yes, Bob McCormick- abstained, Tom Tines- yes, Shannon Malmkar- abstained, Glenn

Colson- yes, Greg Robertson- yes, Shaun- abstained. Minutes approved. Those abstained were not present for this meeting.

### 3.0 Reports of Committees

Comprehensive Plan Committee- Dennis Demmel gave an update on what he has had intentions to work on. Dennis asked if Chris had left any articles about comprehensive planning. Dennis would like to continue writing a column to teach what this is about.

Executive Committee- no report.

Regulation Committee- no report.

Zoning Administrator- Haven't had any applications for conditional use permits, have issued several zoning permits for home additions. There are some proposed changes to our bylaws, and 1 request for amendment of zoning regulations from J Bar J.

Shannon Malmkar arrived at 7:07pm.

4.0 Communications- none.

5.0 Old Business- none.

A. Action on updates to Planning Commission bylaws as recommended by Executive Committee. The proposed changes are in Article 9 and 10. The changes are to add the Ethical Principles into the Bylaws.

Motion made by Debbie Osler, Second by Tom Tines; Debbie- yes, Mike- yes, Bob- yes, Tom- yes, Shannon- yes, Glenn- yes, Greg- yes, Shaun- yes. Motion carried.

Dennis Demmel entered the meeting at 7:09pm.

6.0 New Business

A. Discussion on request for amendment to zoning regulations to allow for landfill as a Conditional Use. Present: Randy Fair, Attorney/County Attorney for Keith County and Will McKnight, representing Waste Connections of NE, Inc.; Randy gave us an explanation regarding what they are wanting to do. Randy also gave an update on the management of the landfill. Will states that the gravel is given to Perkins County for the roads that the trucks travel so much. At this point, 64 of 80 acres are being used. The request is to be able to expand. Tom Tines asked what kind of timeline they are looking at for expansion. Will explained they have about 1 ½ years left before have to begin looking at the zoning and expansion. On the original 80 acres, there is about 28.5 years left when looking at the current flow of the growth of the landfill. Will confirms that the expansion would be made with the same specs that it is now. Randy explained these are above the standards set by the state. This is just an informational meeting to make us all familiar with the future needs. Discussion pursued. Annually in September there are tests being done on the leachate (the drainage from the trash, to the liner, then tested from the collection of liquids). These samples are drawn and tested from an outside company. Bob Tatum said he will get the Regulation Committee together at some point in the future to look at the regulations. We need to first look at whether we want to amend our current regulations, and then move ahead. At this point, they cannot expand beyond the 80 acres they are on.

B. Discussion on request for funding for Countywide Housing Study by SWNCB, need is approximately \$3,200.00. Bob gave an explanation of this request. He explained what SWNBC does for our area, where housing is in a critical situation, lacking homes for purchase or rental. Bob explained that they want to do a county wide survey to show the need for housing in our area. It is a high cost project, around \$50,000. This really needs to be done professionally. Bob wanted us to give some input into our involvement in this project. If we are going to get involved, it will require some funding planning for next year. If we have the identical budget for next year that we have this year, would not be enough to cover, so Bob would need to request the funding. Debbie voiced her concerns about us being involved instead of the city putting funding in. Bob and Debbie have seen the reports from studies done from this company, and they are good ones. Tom Tines asked what the benefit for people would do- Bob explained that it isn't a big benefit for the average guy, individually, but the first time

home owners would have benefits, and some older homes would qualify for money to fix them. The benefit to all of us is to have good housing stock and not properties that we have to bulldoze down. It is all to prove to the USDA that there is a need. Dennis voiced that he would be willing to talk to the commissioners about promoting the need for this funding. All agreed. It is a very frustrating topic for people who believe in economic development. Most of the people coming in for jobs are going home to a different county. Discussion pursued about the housing situation in our area.

C. Discussion on zoning permits for Ag buildings. Bob wanted to get a general feeling about requiring zoning permits for Ag buildings. They have always been exempt. There would not be a charge for the permit, it would only be to make sure they meet the set back requirements. Bob sees it as a way to keep things 'honest'. Discussion about this topic. Dennis Demmel pointed out that farms have changed, and the size of mistakes can be much more costly to fix. Debbie Osler points out it is almost easier to require a permit for everything equally, whether it costs anything or not, just to make things consistent. Setbacks are the one requirement that must be met. Discussion about future sales of property due to non-compliance with setbacks and such. Shannon voiced that it will not be a good sell to the farmers. Bob Tatum discussed some state statutes that most people may not be aware of. It would definitely be beneficial to have someone come in before building. Dennis Demmel asked how the commission feels about this. Discussion about the different opinions of the commission. Decided that if there is not a charge for the permits, it will go a long ways in selling the idea. The Regulation Committee will look at this.

D. Dennis Demmel brought up the changes in the bylaws. A motion was made by Dennis to amend Article VI Section 3 to: 'The Planning Commission may maintain an informal Council of Advisors made up of specialist and citizens from business, professional, organizations and public entities.' Second by Bob McCormick; Debbie Osler- yes, Mike Jeffries- yes, Dennis Demmel- yes, Bob McCormick- yes, Tom Tines- yes, Shannon Malmkar- yes, Glenn Colson- yes, Greg Robertson- yes, Shaun Meyer- yes. Motion carried.

E. Future Meetings- Our next meeting will, tentatively, be early September (second week of September) unless needed sooner.

Meeting adjourned at 8:38pm.

Respectfully Submitted,

Shaun Meyer RN

Planning Commission Secretary