

**Minutes
Perkins County Planning Commission
September 8, 2014**

Perkins County Courthouse
1st Floor Meeting Room, Grant, Nebraska

Meeting called to order by Chairman, Glenn Colson at 7:05 pm.

Roll call:

Present, Glenn Colson, Deb Osler, Greg Robertson, Tom Tines and Dennis Demmel. Also present Bob Tatum, Zoning Administrator and Rick Roberts, County Attorney.

Absent: Shannon Malmkar, Mike Jeffres, Shaun Meyer and Bob McCormick.

Certification of Public Notice-Published in Grant Tribune Sentinel September 4, 2014.

Open Meetings Law Language posted on South wall of meeting room.

Review of Agenda: Agenda approved as written.

Review of minutes June 17, 2014 meeting: Moved by Tom Tines, seconded by Deb Osler to approve June 17, 2014 minutes as presented: Roll call vote, Ayes-Tom Tines, Deb Osler, Greg Robertson, Dennis Demmel and Glenn Colson, Nays-None. Motion approved.

Committee Reports:

Comprehensive plan committee- Dennis stated the committee should begin the process of updating data for the comprehensive plan within the next year, including most recently updated Ag Census data. Dennis also reminded Planning Commission that the power point presentation regarding the current Comprehensive Plan is available to any community organizations that may wish to view it. May need to publish article in paper regarding possible amendments to City and Village ETJs after consulting City/Village boards.

Executive Committee-Recommended that Zoning Administrator inform County Board that they may, if they choose, assign final approval of Conditional Use Permits to Planning Commission as a way to reduce delays and costs associated with two step process currently used. Dennis questioned whether we have sufficient requirement for decommission escrow of future potential wind turbines.

Regulation Committee: None

Zoning Administrator: Bob informed Commission that SWNCBC has decided not to proceed with housing study at this time. Updated Planning Commission Bylaws were distributed to members. Bob reported that the City of Grant had requested and County Board granted an extension of the City of Grant ETJ to Road 762 north on HWY 61 and to road 330 East on HWY 23. Bob reported that he is currently working with Dickinson Land Surveyors regarding establishment of Village of Venango ETJ. Bob requested input of Commission regarding the question of changing the use of an existing primary residence to accessory building and issuing Zoning Permit for new Primary Residence. Bob presented letter from Attorney Randy Fair, representing J Bar J landfill, in which they provided 1st half 2014 methane gas testing results and discussed progress on Landfill Regulations. Bob informed commission that sometime in the next year or so we may need to hold public hearings on potential conditional use permits for proposed wind farm. If this project does proceed, it will encompass areas in Perkins, Keith and Lincoln counties. Zoning administrators in Lincoln and Keith have expressed interest in holding joint (3 county) public hearings in Ogallala.

Old Business:

A. Zoning Administrator to contact Keith Marvin regarding the question of adding “host agreement” language to proposed landfill regulations.

B. Discussion was held on the question of amending Zoning Regulations regarding Ag Buildings.

New Business:

A. Bob will send letters to Madrid, Grant and Venango Boards requesting a meeting with their respective boards for the purpose of discussing proposed changes to ETJs.

B. Next regular meeting tentatively scheduled for December 8, 2014 at 7:00 pm.

Meeting adjourned at 8:25 pm.

Respectfully submitted,

Bob Tatum
Zoning Administrator