

Perkins County Planning Commission Meeting
Minutes
Perkins County Courthouse District Court Room, Grant, Nebraska
7:30 p.m.
June 24, 2013

1. The Perkins County Planning Commission held a meeting and public hearing on Monday, June 24, 2013. Chairman Glenn Colson called the meeting to order at 7:32 p.m. Chairman Colson pointed out the Open Meetings Law Language location on the South wall of the court room. Review of the agenda was taken and Dennis Demmel requested that a review of the Planning Commission goals go under Chris's report.
2. Roll call was taken and the following members were present: Bev Hendricks, Bob McCormick, Dennis Demmel, Glenn Colson, Val Foster, Tom Tines. Also in attendance was Perkins County Attorney Rick Roberts, Zoning Administrator Chris Loeffler, Planning Consultant Keith Marvin and three members of the public.
3. Chairman Colson asked for any additions or corrections to the January 29, 2013 minutes. It was moved by Dennis, and seconded by Bob, to dispense of the reading, and approve the minutes of the January 29, 2013 meeting as presented. Bev Hendricks yea, Bob McCormick abstain, Dennis Demmel yea, Glenn Colson yea, Val Foster yea, Tom Tines abstain. Motion failed for lack of majority of members of body voting in favor of approval. These minutes will be placed on the next meeting's agenda for approval.
4. Chairman Colson opened the Comprehensive Plan Update Hearing at 7:36 p.m. Chris gave an overview of the Comprehensive Plan and the changes that have occurred and the pages they were on. She also went over the maps that had changed in the plan. Several members of the Planning Commission had changes that needed made to the Comprehensive Plan, and Keith Marvin made the changes on his computer as the hearing progressed, noting them in red for the County Board. Some of the members of the public had questions about the plan, which the body answered. The changes to the document are noted in the attached document number 01-06242013. The hearing was closed at 8:12 p.m.
5. It was moved by Dennis, and seconded by Tom, to recommend adoption to the County Board of the Perkins County Comprehensive Plan, including the amendments noted in the public hearing. Roll call vote, all ayes. Motion carried.
6. Dennis Demmel gave a review of the Comprehensive Plan Update and handed out a document, attached to these minutes as document number 02-06242013.
7. Chris gave her report attached to these minutes as document number 03-06242013. Two applications have been received in her office: one for a Conditional Use for a cell tower submitted by Viaero. The other is a request for an amendment to the text of the Zoning Regulations to allow a landfill in Perkins County submitted by Randy Fair, attorney for Waste Connections of Nebraska. Meetings to address these two issues will be scheduled, and members will be contacted for availability.
8. Dennis Demmel went over some of the 2013 goals for the Planning Commission, especially noting that adoption of ethical principals needs to be taken care of. He also noted that if members of the Advisory

Council go off in a specific field, and a new person was hired to replace them, Chris should add the new person to the Advisory Council.

9. Chairman Colson asked if there were any communications, old business, or new business, and being none, he adjourned the meeting at 9:12 p.m.

Respectfully submitted,

Chris Loeffler
Substitute secretary for Shaun Meyer

DOCUMENT # 03-06242013
Zoning Administrator Report to the Planning Commission
Meeting
June 24, 2013
7:00 p.m.
3rd floor District Courtroom, Perkins County Courthouse

- Since the last meeting, Dennis and I gave a presentation to the Chamber of Commerce regarding the surveys and townhall meetings we did, and also a little on the Comprehensive Plan. This same presentation can be given by any of you, (it's a powerpoint) or Dennis and I are willing to come to your organization's meeting and give a presentation.
- Attended the NPZA conference March 27-30 in Kearney. Also attending was Glenn, Rick and Shaun. I've attached my notes concerning the sessions I attended.
- We held a Board of Adjustment meeting June 3, 2013. This is our yearly meeting to elect officers, and go over the by-laws and review hearing procedures should something come up. Tom Tines is the Planning Commission member on this board.
- I've spent a considerable amount of time reading through each document I have in my office concerning the landfill. I've summarized each document and am putting them into one document for your information. This will give you a history of the landfill, and educate you on issues that may help you make a decision in the future regarding expansion of the landfill. This document (still a work in progress) along with an appraisal done by Great Plains Appraisal is in your packet. I received an application for an amendment today in the mail from Randy Fair, attorney for Waste Connections, Inc. A copy of the application is included in your packet.
- Vaiero Wireless has submitted a Conditional Use Permit for a tower to be placed on the NW ¼ of the SW ¼ section 35-9-38, owned by Jim and Star Kemling, and Troy and Jonette Kemling. Viero

is aware that a meeting will not be scheduled until July, so we need to think about when you'd like to do this conditional use.

- LB140 was signed by the Governor. This is the legislation that extends airport zoning to 10 miles on a 40:1 slope in the approach zones only around public airports. Because of this legislation, we will need to amend our airport zoning regulations, and also our zoning map. It goes into effect September 6, 2013.
- New Zoning Permits granted : Wendell Goertzen (NE ¼ 25-10-38)
Ron Hagan (N ½ 22-11-37)
Andy Coppersmith (Pt. SW ¼ 35-12-35)