

Perkins County Planning Commission Meeting
Minutes
Perkins County Courthouse District Court Room, Grant, Nebraska
7:00 p.m.
January 29, 2013

1. Meeting called to order at 7:01 p.m. by Glenn Colson. Glenn pointed out the Open Meetings Law Language location on the South wall of the court room. Review of agenda reflects the addendum under new business regarding the person designated to take Planning Commission Minutes.
2. Roll call of attending Planning Commission members: Glenn Colson, Dennis Demmel, Val Foster, Shaun Meyer, Bev Hendricks, and Deb Osler. Also present were Zoning Administrator Chris Loeffler and County Attorney Rick Roberts.
3. Community members present: Mike Wyatt, and several members of the public.
4. Chairman Colson asked for comments, additions, or corrections to the minutes of the January 22, 2013 meeting. Motion made by Dennis Demmel, seconded by Deb Osler, to dispense of the reading and approve minutes of 1-22-13 meeting as presented. Roll call vote. Ayes: Debbie Osler, Dennis Demmel, Bev Hendricks, Glenn Colson, Shaun Meyer. Abstain: Val Foster. Minutes approved.
5. Chairman Colson opened the Conditional Use hearing at 7:05 p.m. for Roger and Bernita Tjaden: Antique Shop. It was noted that Roger and Bernita are out of town and are unable to be here for this hearing. Chris gave her findings of fact concerning this Conditional Use, attached as document # 01-01292013. The Planning Commission asked if the sign for this business along highway 23 was a part of this application. Chris stated that she had contacted the Nebraska Department of Roads concerning the sign. The Tjadens have not obtained a permit for this sign, and it is an illegal sign because signs along the highway must be placed on the premises where the business is located, and this sign does not meet that. It is out of our County Zoning jurisdiction. Chairman Colson asked if there was any public comments on the application, and being none, he closed the hearing at 7:12 p.m.
6. Motion made by Deb Osler, seconded by Val Foster, to recommend approval of conditional use on SE ¼ of Section 11, Township 10, Range 37, of Perkins County, as submitted by Roger and Bernita Tjaden, with the condition of a sign being allowed in the future if properly placed according to the zoning regulations. Roll call vote. All ayes. Motion carried.
7. Chairman Colson opened the public hearing for Mike Wyatt, Waste Handling Facility at 7:16 p.m. The Chairman asked if there were any ex parte comments with the applicant. Dennis Demmel revealed that he had visited with the applicant in April, 2011 regarding the possibility of a waste handling facility and they discussed the zoning regulations. Debbi Osler revealed that she had helped write the business plan for Mr. Wyatt, and she

excused herself from the hearing due to a conflict of interest. Mr. Wyatt gave a detailed description of his proposal. Chris presented her findings of fact concerning this Conditional Use, attached as document # 02-01292013. The Planning Commission asked the applicant some questions. The Chairman asked if the public had any comments or questions, and Lloyd Dahlkoetter voiced the following questions:

1. What is the BOD?
 - a. Response: It is the demand of oxygen the solids take in decomposing. There was discussion regarding the level of odor.
2. The corner of the field is often wet where the trail road is. Who would be responsible for upkeep on the road, the County or Mr. Wyatt, and would it need to be built up? There was discussion about the runoff.
3. Is this a trial project?
 - a. Yes

Additional questions and discussion took place. Dennis Demmel reminded the Planning Commission that according to animal units, this use would have been outright allowable if it hadn't been a commercial use. Chairman Colson asked if there were any other public comments, and being none, he closed the public hearing at 8:10 p.m.

8. Motion made by Dennis, seconded by Bev, to recommend to the Perkins County Board of Commissioners approval of the conditional use application, as presented by Mike Wyatt of Wyatt Ag Ventures, for a pilot commercial 10% nitrogen fertilizer production system on SE corner of SE ¼ of 2-11-40, of Perkins County. Conditions: 1. Applicant shall submit BOD test for each of the lagoons as available; 2. Runoff from the hoop house shall be contained on the property. Roll call vote. All ayes. Motion carried.

9. The Chairman declared a recess at 8:21 p.m. The group reconvened at 8:28 p.m.

10. The Zoning Administer gave her report attached to these minutes as document #03-01292013. She showed the Planning Commission the online map the Assessor has concerning the existing land uses. The Planning Commission directed Chris to contact GIS Workshop and obtain a sample map for viewing to decide if it will be good enough to include in the Comprehensive Plan. She will also inquire if some of the layers could be removed for easier viewing.

11. There was no new communications.

12. Old Business: Chris will contact Kevin Poppe regarding internet availability and posting comp plan on suggested websites.

13. New Business: The Planning Commission reviewed and revised Planning Commission goals, (attached to these minutes as document # 04-01292013). Committee members were appointed and are as follows: Executive committee: Chairman Glenn Colson, Vice Chairman Dennis Demmel, Secretary Shaun Meyer. Regulation Committee: Bev Hendricks, Chair, Tom Tines, Shannon Malmkar, Shaun Meyer. Comprehensive Plan committee: Dennis Demmel, chair, Val Foster, Bob McCormick, Debbi Osler.

14. Next on the agenda was the Person taking Planning Commission minutes. It's difficult for Chris to effectively run the meeting and try to take minutes as well. Shaun will take minutes. There was concern about turnaround time. Shaun will do it by laptop, so it can be emailed following meetings.

15. The next meeting will be as needed and Chris will contact members for availability.

16. Meeting adjourned by Glenn Colson at 9:12 p.m.

Respectfully Submitted,

A handwritten signature in black ink that reads "Shaun R. Meyer RN". The signature is written in a cursive, flowing style.

Shaun Meyer RN
Planning Commission Secretary