

Minutes
Perkins County Planning Commission Meeting
Tuesday, August 21, 2012
8:00 a.m.
Perkins County Courthouse
Third Floor District Courtroom
Grant, Nebraska

1. The Perkins County Planning Commission held a meeting on Tuesday, August 21, 2012, at the Perkins County Courthouse District Courtroom in Grant, Nebraska. Chairperson Deb Osler called the meeting to order at 8:00 a.m. Roll call found the following members present: Deb Osler, Bob McCormick, Shaun Meyer, Dennis Demmel, Glenn Colson and Tom Tines. Also present was Zoning Administrator Chris Loeffler, and Perkins County Attorney Rick Roberts.
2. Chris gave certification of publication of the meeting and public hearing that was published in the Grant Tribune Sentinel's August 9th, 2012 edition. The Open Meetings Act was pointed out on the courtroom rail.
3. Chairperson Osler amended the agenda to reflect the correct numbering of the wind generation regulations. The agenda read "to add section 610: Small Wind Energy Systems. To add section 611: Commercial/Utility Grade Wind Energy Systems." It should read "to add section 611: Small Wind Energy Systems. To add section 612: Commercial/Utility Grade Wind Energy Systems."
4. Shannon Malmkar and Jack Quinlivan arrived at 8:04 a.m.
5. Chairperson Osler asked for comments on the minutes of the May 21, 2012 meeting. It was moved by Dennis, and seconded by Tom, to dispense of the reading and amend the minutes of the May 21, 2012 meeting to reference the "Planning Commission" instead of the "board" in several locations to avoid confusion with the County Board, and to correct paragraph 12 to include the Regulation Committee is to meet with Jack Quinlivan and Rick Roberts. Roll call vote: Deb Osler, yes, Bob McCormick, yes, Shaun Meyer, yes, Dennis Demmel, yes, Glenn Colson, yes, Shannon Malmkar, abstain, Tom Tines, yes. Motion carried.
6. Chairperson Osler opened the public hearing regarding zoning regulation amendments at 8:07 a.m. Much discussion took place regarding the amendments. The commission found some wording changes they wanted to make to the draft. The commission felt it was wise to add a definition of "deck" and refer to it in the wording found in 501.04 and 502.04. Without this, an addition to a house could be made without a permit. Chris is directed to obtain this definition from Keith Marvin. The commission will address the amendment under these two sections later once the definition for a deck is obtained.
7. The commission discussed whether to keep Keith Marvin's recommended language regarding accessory dwellings, or to use the regulation committee's recommendation. The Regulation Committee explained the logic behind not including all of Keith Marvin's suggested regulations for allowing an accessory dwelling. Mr. Jack Quinlivan gave the commission information regarding building codes. The commission came to a consensus that that they would go with the regulation committee's recommendation for a few reasons. One reason is we do not have building codes for

primary dwellings, why would we require it of accessory dwellings? The other reason is because Chris had checked with the County's insurer, NIRMA, who indicated that liability for any insurance claims in an accessory dwelling would stay with the owner of the accessory dwelling. Another reason is because this particular use is under the Conditional Uses listing. Some of these safety concerns could be noted to the owner during the public hearing for the conditional use. It was noted that building codes could be adopted in the future if the commission feels it is necessary.

8. Next the commission looked at wind generation regulations. Chris gave an overview of the changes the Regulation Committee had made regarding the decommissioning section. They decided to leave the wording about the amount of money that should be placed in escrow or with a letter of credit very vague because $\frac{3}{4}$ of 1% of the total cost of a wind turbine would not be sufficient to decommission it. Therefore, the paragraph under 612.06-10d was left vague for a reason. The commission had some word changes that they made to the wind generation regulations. There was no one from the public present to give comment on any of the regulation amendments. Chairperson Osler closed the hearing at 8:49 a.m.

9. Dennis moved, and Glenn seconded, to recommend approval of the language as amended and read by Chris in the attached document # 01-08212012. Roll call vote, all ayes, motion carried.

10. Chris gave her Zoning Administrator's report, attached in document # 02-08212012. A part of her report included a draft of the preferred development corridor overlay district language, attached as document # 03-08212012. This document will need to be reviewed by the Regulation Committee, Rick Roberts and Jack Quinlivan.

11. Next the commission went over the Comprehensive Plan update. The changes members suggested in different sections were noted in Chris's copy. Much discussion took place about the plan and the process the commission wants to take to adopt it. Jack suggested that we start with the powerpoint presentation Chris has made, and go over the goals and objectives section at one meeting, then have the plan divided into two more additional meetings to accept public comment. Once all the changes are made from those three meetings, the document could be moved to public hearing. It was suggested to shoot for the end of September for a meeting to start this process, but to also work around corn harvest and wheat planting time.

12. Chairperson Osler adjourned the meeting at 10:11 a.m.

Respectfully submitted,

Tom Tines, substitute secretary in Val Foster's absence