

# Boone County Planning and Zoning Minutes



## BOONE COUNTY PLANNING & ZONING COMMISSION RECORD OF MINUTES OF MEETING

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**DATE: JUNE 28, 2021**

### **1 – CALL TO ORDER**

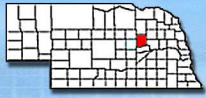
The June monthly meeting of the Boone County Planning and Zoning Commission was called to order by Chairman Wagner in the Casey Building located at the Boone County Fairgrounds, 11<sup>th</sup> Street and West Fairview Street in Albion Nebraska, on Monday, June 28, 2021 at 7:00 p.m. Wagner noted a copy of the Open Meetings Act posted and copies available for the public. The agenda for this meeting was given in advance to all members of the Commission. Public Notices for this meeting and Public Notices for the public hearings for this meeting were given in advance by publication in the Boone County Legal Newspaper, the Albion News/Boone County Tribune. Notices were posted on the Zoning Administrator's bulletin board located outside of the Zoning Office in the Boone County Courthouse. All proceedings hereafter shown were taken while the convened meeting was open to the public.

### **2 – ROLL CALL**

Roll Call results: Present: Frey, Stuhr, Towey, Groeteke, Wagner. Absent: Baum, Stephens, Jensen, Mogensen.

**3 – APPROVAL/DISAPPROVAL OF MINUTES** for the May 24, 2021 Planning Commission meeting. Chair asked for a motion to approve or disapprove the minutes. Motion by Groeteke to approve as submitted, Towey second. Vote: Ayes: Stuhr, Towey, Groeteke, Wagner, Frey. Nays: None. Abstain: None. Absent: Baum, Mogensen, Jensen, Stephens. Minutes approved as submitted.

**4. PUBLIC HEARING: To take action on a Letter of Intent for an Ordinance for Annexation from the Village of Petersburg requesting to annex a tract of land located in the Northeast Quarter (NE ¼) in Section 26, Township 22N, Range 7W of the 6<sup>th</sup> P.M., Boone County Nebraska; known as Koch III Addition.** Wagner asked for a motion to open the public hearing. Stuhr motioned to open the public hearing with Towey second. Vote: Ayes: Wagner, Towey, Groeteke, Stuhr, Frey. Nay: None. Abstain: None. Absent: Baum, Jensen, Mogensen, Stephens. Corey Stokes represented the Village of Petersburg's Letter of Intent requesting to annex the Koch III Addition in the Northwest area of the Village. The Village is looking for new housing area and this area merges with the village. There has not been any opposition to this annexation. This addition is being developed. Wagner asked for further discussion, none being stated, he asked for a motion to close the public hearing. Towey motioned to close the public hearing with Stuhr second. Vote: Ayes: Groeteke, Wagner, Stuhr,



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Towey, Frey. Nays: None. Abstain: None. Absent: Stephens, Jensen, Mogensen, Baum. Wagner asked for any discussion from the Planning Board. Nearby landowners were notified of this annexation. Question about number of acres which are 2.78 acres. Wagner asked for any more discussion, hearing none, he asked for a motion to vote on a recommendation for approval as submitted the Annexation of the Koch III to the Village of Petersburg. Groeteke motion to approve this action with Stuhr second the motion. Vote: Ayes: Wagner, Stuhr, Groeteke, Towey, Frey. Nays: None. Abstain: None. Absent: Baum, Mogensen, Stephens, Jensen. Wagner read the Action Taken Form describing the decision of the Planning Board to the Petersburg Village Board Members for their future decisions and action on this Annexation.

### **5. - Discuss and take necessary action regarding the Solar Energy Regulation Draft.**

Wagner asked for discussion on this draft. This ordinance would be similar to what would be modified for Boone County Zoning Regulations. With much discussion it was decided to have both the Petersburg Village Board and the Cedar Rapids Village Board will receive all examples of various Nebraska counties solar regulations to review and decide what their village would want in their regulations. The County Planning Commission Board will review what they want to have in their zoning regulations. This entire process will have reviews by all Boards during future meetings and a public hearing will be heard at a Boone County Planning Commission with the final vote on the regulations will be inclusive for each village and county.

### **6. - Consider, review, and take the necessary action on the project of identifying all enclosed animal units the Zoning Administrator is currently working on.**

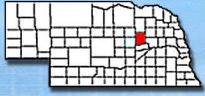
Wagner asked how this project is going. Ziemba commented the Northeast Township Oakland West, small part of the north part in Dublin Bonanza North is completed. This process will take some time to complete. The result will give the Planning Board a closer count of all animals in the current animal operations throughout this county.

**7. - Correspondence/Zoning Administrator Report:** Written report handed out to all Board members. Board reviewed, no questions or concerns stated.

**10 - Open Discussion:** Question regarding splitting an 8± acreage in the A-1 District. The density of the section would have to be considered as it is two (2) houses per quarter. There could not be two (2) separate owners of the proposed 2 lots. One parcel would be less than five (5) acres and does not follow the A-1 Regulations.

### **11- SCHEDULE NEXT MEETING**

Chairman announced the next monthly meeting will be July 26, 2021 at 7:30 p.m. be held in the Casey Building.



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**12 – ADJOURN:** Chair asked for a motion to close the June 28, 2021 meeting. Motion by Towey to adjourn the meeting, second by Groeteke. Vote: Ayes: Stuhr, Groeteke, Wagner, Towey, Frey. Nays: None. Abstain: None. Absent: Baum, Jensen, Mogensen, Stephens.

SUBMITTED: \_\_\_\_\_ COMMISSION SECRETARY  
(Clyde Stuhr)

AFFIRMED BY: \_\_\_\_\_ COMMISSION CHAIRPERSON  
(Mark Wagner)