

# Boone County Planning and Zoning Minutes



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

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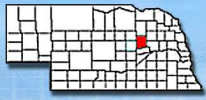
**DATE: JULY 26, 2021**

**1 – CALL TO ORDER:** The July 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, July 26, 2021 at 7:30 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:** Present: Stuhr, Towey, Groeteke, Wagner, Baum, Stephens, Jensen, Mogensen. Absent: Frey.

**3 – APPROVAL/DISAPPROVAL OF MINUTES:** for the June 28, 2021 Planning Commission meeting. Chair asked for a motion to approve or disapprove the minutes. Motion by Stuhr to approve as submitted, Towey second. Vote: Ayes: Stuhr, Towey, Groeteke, Wagner. Nays: None. Abstain: Baum, Mogensen, Jensen, Stephens. Absent: Frey. Minutes approved as submitted.

**4. – Consider, review, and take the necessary action on** an application for a Conditional Use Permit submitted by Derek Nelson to divide 5.00± acres plus 0.49± acres Right of Way, on a Boone County Road, from a tract of land located in a Fraction of the Southeast Quarter (SE ¼) of Section Seventeen (17), Township Twenty (20) North, Range Five (5) West of the 6<sup>th</sup> P.M., Boone County Nebraska for residential living. This property is owned by Jeannice Nelson, located on Highway 91 then North on 300<sup>th</sup> Avenue on West Side, in Boone County Nebraska. This parcel is in the A-1 Primary Agricultural District. Chair asked for a motion to open the public hearing. Towey motioned to open the public hearing with Stephens second. Ayes: Stuhr, Wagner, Groeteke, Baum, Mogensen, Stephens, Jensen, Towey. Nays: None. Abstain: None. Absent: Frey. Wagner asked for any comments. Derek Nelson represented the application. He stated the plan is to build a home on this parcel. Board members asked several questions. With no further comments, Chair asked for a motion to close the public hearing. Jensen moved to close the public hearing with Baum second. Vote: Ayes: Mogensen, Wagner, Stuhr, Baum, Jensen, Towey, Groeteke, Stephens. Nay: None. Abstain: None. Absent: Frey. Chair asked for further input from the Board, none given, asked for a motion to vote on this application. Jensen



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approved to recommend approval as submitted. Towey second the motion. Vote: Ayes: Baum, Stuhr, Mogensen, Stephens, Towey, Jensen, Wagner, Groeteke. Nay: None. Abstain: None. Absent: Frey. Motion carried.

5. – **Discuss and take necessary action on** the dates and times to schedule meetings for the updating of the current Boone County Comprehensive Development plan. Discussion took place regarding having the meetings separate from the monthly meeting. The Board agreed to table this item after the harvest and meet in the winter months.

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

**10 - Open Discussion:** The Board discussed upcoming items for review. Some items mentioned were a conditional use permit for a shooting range, suggestions on a proposed new house adjacent to a minimum maintenance road, a parcel split in the A-1 district. Solar Energy regulations were discussed and request more information on some items in proposed regulations. Paul Groeteke gave information on the 30/30 option, Governmental Easements, he attained from the meeting with Governor Ricketts. The Boone County Commissioners have approved a Resolution to prevent the County from being a part of this.

**11- SCHEDULE NEXT MEETING:** Chairman announced the next monthly meeting will be August 2021 at 7:30 p.m. be held in the Casey Building.

**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, Baum, Jensen, Mogensen, Stephens. Nay: None. Abstain: None. Absent: Frey.

SUBMITTED: \_\_\_\_\_ COMMISSION SECRETARY

(Clyde Stuhr)

AFFIRMED BY: \_\_\_\_\_ COMMISSION CHAIRPERSON

(Mark Wagner)