

BOONE COUNTY PLANNING COMMISSION

Paul Groeteke, Brad Stephens,
Mark Jensen, Chris Baum,
Mark J. Wagner, Hilary K. Maricle,
Justin Frey, Lee Ketteler

Boone County Courthouse
222 South 4th Street
Albion, Nebraska 68620
402-395-2737
bczoning@boone-county.org

Boone County Planning Commission Meeting

Monday, January 25, 2010 7:00 P.M.

County Courtroom, Boone County Courthouse
Albion, Nebraska

*Commission members please
plan on attending as we need
a quorum to conduct business*

Notice of this meeting and Public Hearing was given by advance
publication in the Albion News, an approved method of publication.

Agenda:

- 1) Call to order – A copy of the Open Meetings Act is posted on the east wall of the courtroom. Copies are available for the public.
- 2) Roll call and welcome Jim Meysenburg
- 3) Approval of minutes of last meeting
- 4) Public hearing to approve or deny amending the Boone County Zoning Regulations in regards to Article 21, Commercial/Utility Grade Wind Energy Conversion Systems, Section 23, 23.5: Wetlands, USFW Types III, IV, and V
- 5) Discussion of the By-Laws Boone County Joint Planning Commission
- 6) Election of Officers for 2010
- 7) Open Discussion (No action can be taken)
- 8) Correspondence/Zoning Administrators Report
- 8) Schedule next meeting
- 9) Adjourn

THIS AGENDA IS KEPT CONTINUALLY CURRENT AND IS AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE BOONE COUNTY ZONING ADMINISTRATOR, BOONE COUNTY COURTHOUSE, DURING NORMAL BUSINESS HOURS. IT SHALL NOT BE ALTERED LATER THAN 24 (TWENTY-FOUR) HOURS BEFORE THE SCHEDULED COMMENCEMENT OF THE MEETING.

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Boone County Planning Commission Meeting

Monday, February 22, 2010 7:00 P.M.

County Courtroom, Boone County Courthouse
Albion, Nebraska

*Commission members please
plan on attending as we need
a quorum to conduct business*

Notice of this meeting and Public Hearings were given by advance publication in the Albion News, an approved method of publication.

Agenda:

- 1) Call to order – A copy of the Open Meetings Act is posted on the east wall of the courtroom. Copies are available for the public.
- 2) Roll call
- 3) Approval of minutes of last meeting
- 4) Public hearing to approve or deny amending the Boone County Zoning Regulations in regards to Article 21, Section 23, Commercial/Utility Grade Wind Energy Conversion Systems.
- 5) A) Public hearing to approve or deny an amendment to the Future Land Use Map for land located in a Fr. of the NW¼ Section 28, T22N, R6W of the 6th P.M., Boone County, Nebraska from “I-2” Industrial Area to “A-1” Agricultural Area.
B) approve or deny an application by Bernard and Lucille Kuhlman to rezone a Fr. of the NW¼ Section 28, T22N, R6W, of the 6th P.M., Boone County, Nebraska from “I-2” Heavy Industrial to “A-1” Agricultural-Primary District. This action, if approved, will amend the Official Zoning Map to reflect said rezoning.
- 6) Public hearing to amend the Koch 2nd Addition a Subdivision of Koch’s Lotsplit and a tract of land located in the NE¼ Section 26, T22N, R7W of the 6th P.M., Boone County, Nebraska:
A) approve or deny the Preliminary Plat for the Koch 2nd Addition a Subdivision of Koch’s Lotsplit and two tracts of land located in the NE¼ Section 26, T22N, R7W of the 6th P.M., Boone County, Nebraska and for a waiver to the subdivision regulations pertaining to sidewalks.
B) approve or deny the Final Plat for the Koch 2nd Addition a Subdivision of Koch’s Lotsplit and two tracts of land located in the NE¼ Section 26, T22N, R7W of the 6th P.M., Boone County, Nebraska and for a waiver to the subdivision regulations pertaining to sidewalks.
- 7) Open Discussion
- 8) Correspondence/Zoning Administrators Report
- 9) Schedule next meeting
- 10) Adjourn

THIS AGENDA IS KEPT CONTINUALLY CURRENT AND IS AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE BOONE COUNTY ZONING ADMINISTRATOR, BOONE COUNTY COURTHOUSE, DURING NORMAL BUISNESS HOURS. IT SHALL NOT BE ALTERED LATER THAN 24 (TWENTY-FOUR) HOURS BEFORE THE SCHEDULED COMMENCEMENT OF THE MEETING.

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Boone County Planning Commission Meeting

Monday, March 22, 2010 7:30 P.M.

**County Courtroom, Boone County Courthouse
Albion, Nebraska**

*Commission members please
plan on attending as we need
a quorum to conduct business*

**Notice of this meeting and Public Hearings were given by advance
publication in the Albion News, an approved method of publication.**

Agenda:

- 1) Call to order – A copy of the Open Meetings Act is posted on the east wall of the courtroom. Copies are available for the public.**
- 2) Roll call**
- 3) Approval of minutes of last meeting**
- 4) Patrick Dalseth, Midwest Wind Energy, presentation of the Laredo Ridge Wind Farm project**
- 5) Public hearing to approve or deny an application for Conditional Use Permit by Brent and Tricia Martinsen to divide 10.0± acres from pasture land to build a new house located in a Fr. of the E¹/₂ Section 6, T18N, R8W of the 6th P.M., Boone County, Nebraska**
- 6) Public hearing to approve or deny amending the Petersburg, Nebraska Zoning Ordinance in regards to Article 2: Terms, Section 2: Definitions, Boarding House (amend the definition of a Boarding House and a Bed and Breakfast); Article 4: Additional Regulations, Section 10: Fences (amend the fence regulations); and add the definition, description, and requirements of a Zoned Lot**
- 7) Open Discussion**
- 8) Correspondence/Zoning Administrators Report**
- 9) Schedule next meeting**
- 10) Adjourn**

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OFFICE OF THE BOONE COUNTY ZONING ADMINISTRATOR, BOONE COUNTY COURTHOUSE, DURING
NORMAL BUSINESS HOURS. IT SHALL NOT BE ALTERED LATER THAN 24 (TWENTY-FOUR) HOURS BEFORE
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Boone County Planning Commission Meeting

Monday, April 26, 2010 7:30 P.M.

County Courtroom, Boone County Courthouse
Albion, Nebraska

*Commission members please
plan on attending as we need
a quorum to conduct business*

Notice of this meeting and Public Hearing was given by advance
publication in the Albion News, an approved method of publication.

Agenda:

- 1) Call to order – A copy of the Open Meetings Act is posted on the east wall of the courtroom. Copies are available for the public.
- 2) Roll call
- 3) Approval of minutes of last meeting
- 4) Public hearing to approve or deny an application for Conditional Use Permit by Matthew L Pelster to divide 4± acres from farm ground owned by Ralph L and Debra D Pelster to build a new house located in a Fr. of the NE¼ NW¼ Section 5, T21N, R6W of the 6th P.M., Boone County, Nebraska
- 5) Discuss, consider, and take necessary action on information received concerning the pipeline project
- 6) Open Discussion
- 7) Correspondence/Zoning Administrators Report
- 8) Schedule next meeting
- 9) Adjourn

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Boone County Planning Commission Meeting

Monday, May 24, 2010 7:30 P.M.

County Courtroom, Boone County Courthouse
Albion, Nebraska

*Commission members please
plan on attending as we need
a quorum to conduct business*

Notice of this meeting was given by advance publication in the Albion News, notice of the public hearings was given by advance publication in the Petersburg Press, both being approved methods of publication.

Agenda:

- 1) Call to order – A copy of the Open Meetings Act is posted on the east wall of the courtroom. Copies are available for the public.
- 2) Roll call
- 3) Approval of minutes of last meeting
- 4) Public hearing to approve or deny an application for Administrative Plat by Joyce Temme to divide Lot 2, Block 3, Peters Addition, Petersburg, Nebraska and replat the South ½ of Lots 1 and 2, Block 3, Peters Addition, Petersburg, Nebraska. The legal description once replatted will be Lot 5, Block 3, Peters Addition, Petersburg, Nebraska.
- 5) Public hearing
 - A) approve or deny an amendment to the Future Land Use Map for Lots 13 and 14, Block 1, Original Town and St. John's Addition, Petersburg, Nebraska from "R-1" Low Density Residential to "R-2" Higher Density Residential.
 - B) approve or deny an application by St. John the Baptist Church to rezone Lots 13 and 14, Block 1, Original Town and St. John's Addition, Petersburg, Nebraska from "R-1" Single Family Residential to "R-2" Multi-Family Residential. This action, if approved, will amend the Official Zoning Map to reflect said zoning change.
- 6) Public hearing to approve or deny the Preliminary and Final Plat of Lots 1 & 2, Petersburg Convent Subdivision, a subdivision of St. John's Addition, Petersburg, Nebraska.
- 7) Open Discussion
- 8) Correspondence/Zoning Administrators Report
- 9) Schedule next meeting
- 10) Adjourn

THIS AGENDA IS KEPT CONTINUALLY CURRENT AND IS AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE BOONE COUNTY ZONING ADMINISTRATOR, BOONE COUNTY COURTHOUSE, DURING NORMAL BUSINESS HOURS. IT SHALL NOT BE ALTERED LATER THAN 24 (TWENTY-FOUR) HOURS BEFORE THE SCHEDULED COMMENCEMENT OF THE MEETING.

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Boone County Planning Commission Meeting

Monday, June 28, 2010 7:30 P.M.

County Courtroom, Boone County Courthouse
Albion, Nebraska

*Commission members please
plan on attending as we need
a quorum to conduct business*

Notice of this meeting and public hearings were given in advance
by publication.

Agenda:

- 1) Call to order – A copy of the Open Meetings Act is posted on the east wall of the courtroom. Copies are available for the public.
- 2) Roll call
- 3) Approval of minutes of last meeting
- 4) Public hearings:
 - 1) approve or deny a Lot Split Application by Laredo Ridge Wind, LLC to split off a tract of land consisting of 5.43 acres ±, located in a part of the NE¼ SW¼ Section 28, T22N, R6W of the 6th P.M., Boone County, Nebraska for construction of an operations and maintenance building. This land is owned by Alan J and Jeanne Temme and is located between 240th Ave and 250th Ave, Petersburg, Boone County, Nebraska
 - 2) approve or deny a Lot Split Application by Laredo Ridge Wind, LLC to split off a tract of land consisting of 3.12 acres ±, located in a part of the SE¼ NW¼ Section 28, T22N, R6W of the 6th P.M., Boone County, Nebraska for construction of a substation. This land is owned by Bernard J and Lucille M Kuhlman and is located between 240th Ave and 250th Ave, Petersburg, Boone County, Nebraska
- 5) Public hearing to approve or deny amending the Cedar Rapids, Nebraska Zoning Ordinance in regards to Article 4: Additional Regulations, Section 10: Fences, amend the fence regulations
- 6) Open Discussion
- 7) Correspondence/Zoning Administrators Report
- 8) Schedule next meeting
- 9) Adjourn

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Boone County Planning Commission Meeting

Monday, July 26, 2010 7:30 P.M.

County Courtroom, Boone County Courthouse
Albion, Nebraska

*Commission members please
plan on attending as we need
a quorum to conduct business*

Notice of this meeting and public hearings were given in advance
by publication.

Agenda:

- 1) Call to order – A copy of the Open Meetings Act is posted on the east wall of the courtroom. Copies are available for the public.
- 2) Roll call
- 3) Approval of minutes of last meeting
- 4) Open Discussion
- 5) Correspondence/Zoning Administrators Report
- 6) Schedule next meeting
- 7) Adjourn

THIS AGENDA IS KEPT CONTINUALLY CURRENT AND IS AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE BOONE COUNTY ZONING ADMINISTRATOR, BOONE COUNTY COURTHOUSE, DURING NORMAL BUSINESS HOURS. IT SHALL NOT BE ALTERED LATER THAN 24 (TWENTY-FOUR) HOURS BEFORE THE SCHEDULED COMMENCEMENT OF THE MEETING.

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Boone County Planning Commission Meeting

Monday, October 25, 2010 8:00 P.M.

**Boone County Courthouse
Albion, Nebraska**

Notice of this meeting and public hearing were given in advance by publication.

Agenda:

- 1) Call to order – A copy of the Open Meetings Act is posted and copies are available for the public.
- 2) Roll call
- 3) Approval of minutes of last meeting
- 4) Public hearing to approve or deny an application for Conditional Use Permit by Steve and Jeanne Stokes to reduce the side yard setback from 25 feet to 10 feet along the north boundary of an unplatted tract of land legally described as a Fr. of the NW¼ Section 25, T22N, R7W of the 6th P.M., Petersburg, Boone County, Nebraska. This property is located south of the Petersburg Park and north of Stuhr's Quick Stop.
- 5) Open Discussion
- 6) Correspondence/Zoning Administrators Report
- 7) Schedule next meeting
- 8) Adjourn

THIS AGENDA IS KEPT CONTINUALLY CURRENT AND IS AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE BOONE COUNTY ZONING ADMINISTRATOR, BOONE COUNTY COURTHOUSE, DURING NORMAL BUSINESS HOURS. IT SHALL NOT BE ALTERED LATER THAN 24 (TWENTY-FOUR) HOURS BEFORE THE SCHEDULED COMMENCEMENT OF THE MEETING.

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Boone County Planning Commission Meeting

Monday, November 22, 2010 8:00 P.M.

Boone County Courthouse
Albion, Nebraska

Notice of this meeting and public hearings were given in advance by publication.

Agenda:

- 1) Call to order – A copy of the Open Meetings Act is posted and copies are available for the public.
- 2) Roll call
- 3) Approval of minutes of last meeting
- 4) Public hearing to approve or deny a Lot Split application for Shawn and Amber Olnes to split off a tract of land consisting of 10.76± acres from farm ground located in a part of the SW¹/₄ Section 28, T20N, R6W of the 6th P.M., Boone County, Nebraska. This property is owned by James and Rebecca Olnes.
- 5) Public hearing to approve or deny an application for Conditional Use Permit for William A Noble to divide the farmstead consisting 3.96± acres from farm ground located in a Fr. of the N¹/₂SW¹/₄ Section 6, T19N, R5W of the 6th P.M., Boone County, Nebraska. This property is owned by Alton and Charlotte Noble.
- 6) Public hearing to approve or deny an application for Conditional Use Permit for Benjamin J Simons to construct self storage garages on Lots 1, 2 and 3, Block 2, West Petersburg Addition, Petersburg, Nebraska. This property is owned by Angela K Simons.
- 7) Public hearing to approve or deny amending the Petersburg Nebraska Zoning Ordinance in regards to Article 3: Districts; Section 9: Highway Business District (B-1), 9.1 Permitted Uses, to include:
W. Millwork, woodworking, assembly, storage, and sales of wood products from millwork.
- 8) Open Discussion
- 9) Correspondence/Zoning Administrators Report
- 10) Schedule next meeting (Monday December 27, 2010, time _____)
- 11) Adjourn

THIS AGENDA IS KEPT CONTINUALLY CURRENT AND IS AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE BOONE COUNTY ZONING ADMINISTRATOR, BOONE COUNTY COURTHOUSE, DURING NORMAL BUSINESS HOURS. IT SHALL NOT BE ALTERED LATER THAN 24 (TWENTY-FOUR) HOURS BEFORE THE SCHEDULED COMMENCEMENT OF THE MEETING.