

Minutes
January 22, 2024
Planning Commission Meeting

The agenda for this meeting was posted in the legal paper of record, the Sarpy County Times, on January 17, 2024.

Chairman Alan Mueller opened the public meeting at 7:00 pm & stated that the open meetings act is posted on the wall in the back of the room. Pledge of Allegiance was said. Roll call for the Planning Commission Members Dennis, Tesar, Crofoot, Staben, Mueller, Felthousen and Sullivan met as advertised. Althouse and Grotrian were absent.

Approval of minutes: A motion was made by Crofoot, seconded by Dennis to approve both the minutes from the October 16th and December 11th meeting. A voice vote followed with all voting aye.

There were 6 Administrative Subdivisions on the agenda for this meeting. At this point, Mueller decided to start with the 3rd item on the agenda since the applicant was present. This involved an Administrative Subdivision of a 5-acre lot on Parcel 130123544 in NE1/4 NW1/4 & LOT 3 NW1/4 NE1/4 EXC CEM & PT DB142 P552 & CO RD 04-11-11. Mueller asked if Jensen had any comments on this split. Jensen stated that it meets regulations. Mueller then asked if there were any questions or comments from the Planning Commission. Since there were none, Mueller made a motion to approve this Administrative Subdivision as presented. Seconded by Tesar. A voice vote followed with all voting aye. Motion carried.

The next Administrative Subdivision on the agenda was marked as #1 on the list. Administrative Subdivision – parcel 130397269 – N1/2 S1/2 SW1/4 & E1/2 S1/2 S1/2 SW1/4 EXC W120' 23-12-12. Mueller asked if Jensen had any comments on this split. Jensen stated this was for a 5-acre split. Since there is already a subdivision of land in that quarter corner, this one does not qualify for another split. He discussed this with the applicant and let him know that he would probably have to move it to the other 40 acres and resubmit it. At this point, Tesar made a motion to deny this Administrative Subdivision as there is already an existing split done on it. Seconded by Crofoot. A voice vote followed with all voting aye. Motion carried.

The next Administrative Subdivision on the agenda was marked as #2 on the list. Administrative Subdivision – parcel 130398471 – S1/2 NE1/4 EXC TL8 22-10-10. Jensen stated that this would be a flag lot and already has an existing parcel in the quarter corner which wouldn't qualify it for another split. He did mention in the discussion with the applicant that they could possibly move it to the other 40 acres to the west that is clean. Mueller made a motion to deny this Administrative Subdivision as it already had one split on it. Seconded by Crofoot. A voice vote followed with all voting aye. Motion carried.

The next Administrative Subdivision on the agenda was marked as #4 on the list. Administrative Subdivision – parcels 130131849 & 130131997 – L8 NW1/4 NW1/4 & L9 SW1/4 NW1/4 EXC PT L1 HAUSCHILD SUB 04-10-12 and E1/2 NE1/4 EXC HAUSCHILD SUBDIV PT LT 1 05-10-12. Jensen stated that this was a unique situation – it's along Dewey Drive and 108th Street east of Weeping Water with TL1 and TL2 already split off. It would only qualify for 1 split, not 2. He consulted with the applicant and told him he is probably going to have to move this split to lot 1 further west on the other parcel across the section line. Tesar stated that Dewey Drive already splits that parcel – so he's not allowed to split that parcel anymore. Tesar made a motion to deny this Administrative Subdivision based on the existing lot splits. Seconded by Dennis. A voice vote followed with all voting aye. Motion carried.

The next Administrative Subdivision on the agenda was marked as #5 on the list. Administrative Subdivision – parcels 130102555 & 130102938 – SE1/4 & SE1/4 SW1/4 EXC HWY 24-12-09. This includes 6 tracts total one that is over 20 acres, 1 5-acre tract in SE corner, 3 tracts in the pizza slice N of I-80. This one does not meet regulations. Tesar stated that the parcel in the SW corner is already a tax lot. He believes he put that in there for reference only. The only problem is the 3 lots he wishes to split on the N side of I-80. He believes this should be done by a Subdivision Permit. This parcels is roughly 15 acres and doesn't qualify as an Administrative Subdivision. Jensen states that

the SE one could work but not the N split with 3 tracts. Mueller thinks this would be a perfect application for the Board of Adjustment. A motion was made by Tesar to deny this application based on previous lot splits. Seconded by Crofoot. A voice vote followed with all voting aye. Motion carried. The final Administrative Subdivision on the agenda was marked as #6 on the list. Administrative Subdivision – parcel 130103187 – TL13 S1/2 SE1/4 27-12-09. This is in an Industrial district located off of the 420 exit. Administrative split of lots 1, 2 and 3 – two have buildings on them already. Jensen stated that a requirement was made to the applicant that they would be hooking up to the SID's sewer treatment plant. An email was received and attached from the SID acknowledging their acceptance of the split. This is located on the N side of Mynard Rd across from the campground. Regulations state that if the lots are down to one acre, they have to hook onto the sewer treatment plant. These lots are larger, but he made it a recommendation that they hook up to it. Mueller asked about accessing lot 3 – Jensen stated that there is an existing access on the west side. Access to lot 1 has road frontage. Tesar asked if this should have been done on a Conditional Use permit because of the lot sizes. Jensen stated that he was not familiar with that regulation. A motion was made by Mueller to approve this Administrative Subdivision as presented. Seconded by Crofoot. . A voice vote followed with all voting aye. Motion carried.

Discussion followed on updating the Zoning map and Beaver Lake's commercial zoning map, parcel ID number for roads in Lakeview Estates I, Zoning working on a formal application for the Administrative Subdivisions, advertising for future Planning Commission members, update on Solar applications and update on railroad obstruction.

A motion was made by Mueller to close the meeting. Seconded by Crofoot. A voice vote followed with all members voting aye. Meeting closed at 8:03 pm.

Linda Brouhard
Recording Secretary

*These minutes will not be approved until the next Planning Commission Meeting and are subject to change.