

MINUTES

Pierce County Joint Planning Commission

Pierce, Nebraska

The November 20, 2023 meeting of the Pierce County Joint Planning Commission was called to order by Chairman Zimmerman at 7:00 p.m. in the Pierce County Planning Multi-Purpose Room, 111 W Court St, Pierce, Nebraska.

Call To Order/Roll Call- Consideration and/or action on:

Present: Ryan Zimmerman, Dwaine Hoffman, Larry Schaefer, Bonita Lederer and Gerry Krueger.

Absent: Ryan Brodersen, Guy Ellsworth, Tom Nathan and Joe Aschoff.

Also present: Nathan and Stephanie Polt, Gerard Polt, Office Assistant Jennie Martinez and Office Assistant Rhonda Cortner.

Proof of Publication: Chairman Zimmerman stated there were notices in The Plainview News, The Osmond Republican, and The Pierce Leader.

Open Meeting Act: Chairman Zimmerman pointed out the Open Meetings Act is posted on the wall and will be followed.

Minutes- October 16, 2023: The minutes of the October 16, 2023, Pierce County Joint Planning Commission were presented. Motion made by Krueger to approve the minutes and seconded by Hoffman. Members Lederer, Hoffman, Krueger, Schaefer and Zimmerman vote "AYE" none vote "NAY". Motion Carried.

Zimmerman reads the Public Hearing.

The purpose of this meeting is to discuss the application of Stephanie & Nathan Polt to construct a hair salon on property described as the N ½ of the NE ¼ of the NW ¼ of Section 8, Township 27 North, Range 3 West of the 6th P.M., Pierce County, Nebraska. This property is located at 54136 863 Rd Osmond, Nebraska.

Jennie states that the applicant would like a building on the property for Mrs. Polt to operate a hair salon. The building will be approximately 700 square feet, there will be a gravel/crushed concrete parking area for two parking spaces. Mrs. Polt will not be hiring employees; this will be for her business use only. This is in an A-1 Ag Intensive zoning district.

Jennie reads the Finding of Facts and Recommended Conditions.

Finding of Facts:

1. This application is consistent with the Pierce County Comprehensive Plan, Zoning and Subdivision Regulations and the Zoning Map.
2. The property is zoned AG1 Ag Intensive.

Recommended Conditions:

1. This is a Conditional Use Permit to operate a hair salon on the above-described property.
2. This conditional use permit shall be for a period of ten years and will become effective with the adoption of this resolution. The permit will be renewed automatically with no verifiable complaints received.
3. This permit is subject to all the Pierce County Zoning and Subdivision Regulations and the governing powers of the State of Nebraska and shall be constructed to meet both groups.
4. A copy of the signed permit must be recorded with the Pierce Register of Deeds office by the applicant.
5. Parking for three vehicles must be provided per Pierce County Zoning Regulations based on size of the structure.
6. A zoning permit must be approved for the new structure prior to beginning construction.

Jennie states that Heather does recommend approval.

7:03 P.M. Zimmerman opens the Public Hearing.

Zimmerman asks if there is anyone in favor.

Nathan Polt states that he is in favor.

Zimmerman asks if there is anyone else in favor.

No one speaks.

Zimmerman asks if there is anyone opposed.

No one speaks.

Hoffman states that on the application the applicant asks for a period of 20 years and on the recommended conditions it states that the application will be good for a period of 10 years.

Gerry states that he believes that it should be a period of 20 years.

The Planning Commission agrees to change the Condition #2 to a period of 20 years.

7:05 P.M. Zimmerman closes the Public Hearing.

Hoffman makes a motion to recommend approval based on the above recommended conditions with the change of Condition #2 to a period of 20 years. Krueger seconds the motion.

Members Zimmerman, Lederer, Krueger, Schaefer and Hoffman, vote "AYE"

None vote "NAY."

Motion Carried.

Other Business:

Winter meeting times are discussed and it is agreed to change the meeting time to 6 p.m. until the March meeting.
Zoning permits are discussed.

7:09 p.m. Hoffman motions to Adjourn.
Schaefer seconds the motion.
All vote "AYE" none vote "NAY".
Meeting adjourned.