

MINUTES

Pierce County Joint Planning Commission

Pierce, Nebraska

The April 17, 2023 meeting of the Pierce County Joint Planning Commission was called to order by Chairman Zimmerman at 7:02 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, Guy Ellsworth, Dwaine Hoffman, Tom Nathan, Joe Aschoff.

Absent: Ryan Brodersen, Byron Wragge and Larry Schaefer.

Also present: Richard Koenig, Jason VonRentzell, Administrator Heather McWhorter, and Office Assistant Jennie Martinez.

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- February 27, 2023: The minutes of the February 27, 2023, Pierce County Joint Planning Commission were presented. Motion made by Ellsworth to approve the minutes and seconded by Aschoff. Members Ellsworth, Hoffman, Nathan, Aschoff, and Zimmerman vote "AYE" none vote "NAY". Motion Carried.

Zimmerman reads the Public Hearing.

The purpose of this hearing is to receive public comments concerning the application of GVR Family Limited Partnership to operate a medium cattle operation on property described as Part of the NE $\frac{1}{4}$ of Section 36, Township 28 North, Range 2 West of the 6th P.M., Pierce County, Nebraska. This property is located at 55180 HWY 20.

Heather states that the applicant is requesting a permit for 999 total feeder cattle on a portion of the property that will be lot split and placed in new ownership name. He has been in contact with DEQ regarding the project. If the CUP is approved, applicant will move forward with the lot split and the permitting. There are a few homes within the setback, applicant has provided signed and notarized waiver forms as required.

Zimmerman states that a Pre-Submission meeting was held before the Pierce County Planning Commission meeting to collect information.

Heather reads the Finding of facts and the 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 and meets the density requirements for the Zoning district.

Recommended Conditions:

1. This Conditional Use Permit is permanent and may be transferred between owners.
2. This Conditional Use Permit allows a single-family home on less than 40 acres.
3. With the passage of this permit, the applicant and/or residence builder realizes that the new residence is going to be subject to livestock odors, dust, and general nuisances. This does not mean that the applicant is giving up the right to be protected by Pierce County and the State of Nebraska.
4. The applicant should be aware it is his responsibility to remove any Nebraska Noxious Weeds found on the property at any time after the approval of this application by the County Board of Commissioners.
5. A zoning permit must be obtained from the Zoning Office before construction of the home begins.
6. A copy of the signed permit must be recorded with the County Register of Deeds office by applicant.

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

Zimmerman asks if there is anyone in favor.

Jason VonRenzell states that he is in favor. He asks the Planning Commission if they have any additional questions that may have not been answered in the pre-submission meeting.

No one has any questions.

Zimmerman asks if there is anyone else in favor.

No one speaks.

Zimmerman asks if there is anyone opposed.

No one speaks.

7:06 P.M. Zimmerman closes the Public Hearing.

Aschoff makes a motion to recommend approval based on the above recommended conditions. Ellsworth seconds the motion.

Members Zimmerman, Nathan, Hoffman, Ellsworth and Aschoff vote "AYE"

None vote "NAY."

Motion Carried.

Other Business:

Discussion regarding the CO2 pipeline.

Discussion regarding a potential future amendment to Article 2 of the Pierce County Zoning Regulations to define a shouse.

Heather gives the Administrators report.

Zoning permits are discussed.

7:39 p.m. Hoffman motions to Adjourn.

Nathan seconds the motion.

All vote "AYE" none vote "NAY".

Meeting adjourned.