

February 25, 2013

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 7:04 p.m. Monday, February 25, 2013 in Hearing Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Robinson, Beckstrom, and Wichmann, Rutten, Ferris, and Ogden. Absent were Wiegert and Ohlman. Also present was Jen Myers, Planning Administrator. The meeting notice was published in both the Central City and Palmer Papers. Notice of this meeting was delivered to the Chairperson and members prior to the meeting. Open meeting notice procedures were presented by Starostka. Meeting minutes were available for review ten days prior to the meeting.

Meeting minutes from the January 24, 2013 meeting were presented. Ogden moved to approve the minutes. Rutten seconds the motion. With roll call, motion carries 7-0.

Robinson motions to open the public hearing for the Conditional Use application submitted by McHargue Brothers. Beckstrom seconds the motion. With roll call motion carries 7-0. Public hearing opens at 7:05 p.m.

Myers presented the situation of this conditional use. She explained that 13 years ago McHargue Brothers came before the County Board to apply for a conditional use for the purposes of a 3 new hoop buildings they were intending to build. This application went through only the County Board for approval at that time. This application was approved but after further findings it was for a wrong legal. There was also no record of this application in the Clerk's office. So when McHargue Brothers came to the Zoning office to find out what conditions needed to be met to tear down 3 buildings and put a new permanent structure up, we had no application to reference. The only information we had was the Board minutes which not only had any conditions but the wrong legal. After this was brought the attention of the County Board, it was recommended by the County Attorney and County Board that a new application be processed to make sure they were properly covered. Myers stated that after the last Board meeting she did find a copy of the application in her office which did reflect the wrong legal. She stated that per the regulations 250 notices were sent out to neighbors with 1 ½ miles of the facility. She also stated that the whole facility would not be covered in this application. She said she had received no oppositional public comments. She said she got a letter from the Green Plains ethanol plant saying they were in support of the application. Mark McHargue, Central City, spoke on behalf of him and his brother's application. He stated they do rent out other buildings outside the county and wanted to try to build a new facility with the county they live in. He said this is going to be close to a \$1 million dollar facility which would be tax dollars that would remain in the county if approved. He stated they have met with DEQ to start their approval process with that agency. He also stated they are tasked with providing a responsible nutrient management plan for waste management. Myers also stated that this new building they are intending to put up will not increase the number of animal units they are already approved for through DEQ. No other public comment was heard. Rutten moved to approve the Conditional Use for McHargue Brothers and recommend approval to the County Board of Supervisors. Ferris seconded the motion. With roll call, motion carries 7-0.

Ogden motions to close the public hearing. Robinson seconds the motion. With roll call motion carries 7-0. Public hearing closes 7:24 p.m.

Myers presented the small tract subdivision application on behalf of Lucile Denning in Section 6, Township 14, Range 5. Myers explained this would be the first split of this quarter and it met regulations. She stated Denning's son is intending on purchasing the building site as located on the GIS map provided. Beckstrom moved to approve the small tract subdivision and recommend approval to the County Board of Supervisors. Ferris seconds the motion. With roll call motion carries 7-0.

Myers next presented the small tract subdivision application on behalf of LaNelle Wegner in Section 21, Township 15, Range 8. Myers explained this would be the first split of this quarter and it met regulations. She also stated that it was the intentions of the buyers of this split to build a house. Robinson motioned to approve the small tract subdivision and recommend approval to the County Board of Supervisors. Wichmann seconds the motion. With roll call motion carries 7-0.

No public comment.

Next meeting will be determined as needed during Myers maternity leave.

Starostka adjourns meeting at 7:34 p.m.

