

Burt County Planning Commission  
February 26th, 2024 6:30pm  
Meeting / Public Hearing

## Minutes

Visitors signing in: Bill Price, Sam Titus, Donna Tatreau, Armine Tatreau, Terri Shelton, Brian Stevenson, Florence Stevenson, Roger Wipf, Fred Franklin, Dave Schold, Paul Richards, Dean Carlson, Leland Mongold, Karal??, ??Beek, David Brainard, Julie Hayes, Katie Hart, Michael Fuller, Cody Dewits, Rachel Hadden, Jim Vance, Tiffany Pettit, Jacob Pettit, Janelle Jack Barton, Chris Haire, Mike and May Anderson, David Welton, Bret Brodersen, Bev Lydick, Laurie Elliott, Br??? Ell, Dave H??, Jon P??, Michael Nolan, Donette Jackson, Deann Goodwin, Joan Manson, Megan Manson, Kurt Potadle.

Notices of the meeting was given in advance thereof by Publication in the Plaindealer, Burt County website and on the 1<sup>st</sup> floor bulletin board within the courthouse.

The meeting was Called to Order at 6:32 P.M. by Vice Chair Wally Lydick

Roll Call was taken by Ann Chytka as follows: Rodney Bromm **Absent**, Charley Cull **Present**, Jay Hovendick **Present**, Don Johnson **Present**, Wally Lydick **Present**, Tyler Weitzenkamp **Present**, Clayton Olsen **Present**, Roger Pond **Present**, Scott Ronnfeldt **Present**

Quorum present **yes**.

It was noted where the Open Meetings Act was located.

Lydick stated that the minutes from February 12<sup>th</sup>. 2024 were received and reviewed.

With no changes being made, Hovendick made a motion to approve the minutes from the February 12<sup>th</sup>, 2024 meeting 2<sup>nd</sup> by Cull

Roll call vote Ayes- Cull, Hovendick, Johnson, Lydick, Olsen, Pond, Ronnfeldt and Weitzenkamp Nays- None, Absent- Bromm

Minutes were signed by Vice Chair Lydick and Administrator Chytka.

**New Business:** -None

Vice Chair Lydick said that we would be changing the order of tonight agenda to be 1. James Swanson- Public Hearing. 2 Reports from Administrator- Review Lot Split flow-chart with Fred Franklin 3. Update Burt County Matrix 4. Dave Brainard- Camp Ground

Public Hearings Conditional Use Permit for:

- James Swanson- Build house on 1 acre with Barn and In-law Quarters located in PTSE4SW4 SEC 36, Township 22 Range 10E of the sixth pm SILVERCREEK TWP, Burt County, Nebraska

Was opened at 6:34 By Roger 2<sup>nd</sup> by Scott

Three People signed the Testimony Sign-in, Bill Price- Neutral, Jamie Swanson- in Favor, and Laurie Elliott-Opposition.

James spoke to the Commission saying that they had been searching for property in Burt County for 5 years. They were looking for 3-5 acres but settled for the 1 acre. This 1 acre was where an old school house was.

Laurie Elliott spoke that this does not fit in our Zoning.

James spoke again that this is a non-forming lot and that is why they are asking for a conditional use. He did mention that on his permit he asked for a variance, Administrator informed him that that would be before the Board of Adjustments.

Public Meeting Closed at 6:40 by Jay 2<sup>nd</sup> by Don

Planning Commission discussed

Jay made a motion to approve James Swanson- to build a house on 1 acre with barn and in-law quarters 2<sup>nd</sup> by Scott.

Charley Cull-yes, Jay Hovendick-yes, Don Johnson-yes, Wally Lydick- yes, Clayton Olsen-yes, Roger Pond-yes, Scott Ronnfeldt-yes, Tyler Weitzenkamp-yes Rodney Bromm- Absent.

Motion Passed.

Reports from Administrator- Chytka reported that Fred Franklin had met with her and he is requesting that he would be included in the process of Lot Splits. He would like a signature line on the lot split applications. Fred explained why it was important and that it would be easier at the beginning of the process instead of 90 days after a lot split has been filed.

Public Hearing:

- Update Burt County Matrix for Camp Grounds-General and Camp Ground-Group to need a conditional use permit in **all** zoning districts. (Currently A-1, A-2, R-M, C-1 and PU a CUP is needed) We would be adding R-1, I-1, and I-2 to need a conditional use permit.

Public meeting Opened at 6:51 By Charley 2<sup>nd</sup> by Jay

5 People Signed in Bill Price- Neutral, Terri Shelton- Opposition, Florence Stevensen- Opposition, Donna Tatreau- Opposition, Beverly Lydick- Neutral.

Terri Shelton- She thinks that there are enough camp grounds in a 2-mile radius. Concerned about wild life and habitat.

Donna Tatreau- concerned about ingress, and egress. Public safety, health, convenience and comfort. Concerned about water, and septic. Concerned with parking and drainage.

Florence Stevensen- Concerned that changing the matrix will open up that anyone can put a camp ground anywhere.

Charley closed the public hearing at 6:59 2<sup>nd</sup> by Scott.

Discussion: Scott asked if there was anything in the zoning that we would need to worry about. Ann explained that the Currently A-1, A-2, R-M, C-1 and PU a CUP is needed. We would be adding R-1, I-1, and I-2 to need a conditional use permit.

Charley made a motion to include R-1, I-1, and I-2 to need a conditional use permit for Camp Grounds-General and Camp Ground-Group 2<sup>nd</sup> by Don

Roll Call: Charley Cull-yes, Jay Hovendick-yes, Don Johnson-yes, Wally Lydick- yes, Clayton Olsen-yes, Roger Pond-yes, Scott Ronnfeldt-yes, Tyler Weitzenkamp-yes Rodney Bromm-Absent.

Public Hearing:

- Dave Brainard- Camp Ground located in PTS2SW4 SEC 6 & PTE2NW4 & PRIVATE RD SEC 7, Township 21N, Range 12E of the sixth pm Arizona Township, Burt County, Nebraska

Public meeting Opened at 7:03 by Charley 2<sup>nd</sup> by Jay

17 people signed in Bill Price- Neutral, Arnie Tatreau-Opposition, Florence Stevensen-Opposition, Terri Shelton-Neutral, Dave Brainard- In Favor, Chris Haire- Neutral, Jill Vincentini- Opposition, Greg Baker- Neutral, Jim Valien-Neutral, Robert Layman-Neutral, Bryan Miller- In Favor, David Welton-Opposition, Bret Brodersen-In Favor, Bev Lydick-Neutral, Michael Nolan- In Favor, Donette Jackson- Opposition, Deanna Goodwin- Opposition.

David Brainard spoke and said that he is changing from the sub division to camp ground because of the economy.

Arnie Tatreau- Concerned about traffic and sound of machines.

Terri Shelton- Concerned about septic systems, and classification of the land for (taxes), concerned with inspections, wetlands, and green areas.

Chris Haire- worried about traffic, litter, and trespassing. Concerned with who maintains the road.

Bryan Miller- He understands the others concerns, but he thinks that it would be a good thing.

David Welton- Concerned about the permitting process, traffic studies, wetland impacts, noise. He does not want a camp ground next door. This would impact a lot of people.

Bret Brodersen- Knows that there will be issues but he is in favor of this. He thinks that there is more benefit than harm.

Bev Lydick- She gave history about the stop sign and the tornado siren. She talked about being a good neighbor.

Michael Nolan- owns lot #1 in Harbor 671. He is in Favor of this development. He said that there are many developments like what Dave wants to do along the Missouri River.

Donnette Jackson- Resident of Burt County and would not welcome a camp ground next to her property. She believes that this will make Harbor 671 devalued over time. Concerned about the floods of the Missouri River.

Deanna Goodwin- Concern she has is with the extra vehicles on the road. Concerned with the flood plain.

Florence Stevens- Concerned with the Sheriff department not being adequate to handle the influx. She talked about the 2011 and 2019 floods. She is concerned with the floodplain. She said that over half of the residences of Harbor 671 do not want this camp ground to go in. Worried about the tax base.

Dave Welton- Is worried about this becoming a Cotton Wood. Concerned about the Sheriff Department and the Fire Department.

Dave Brainard spoke again saying that the island did not flood.

Donette Jackson said that she has pictures of the Island being flooded from the 2011 and 2019 flood.

Michael Nolan- Said that there are not a lot of people wanting to come to Burt County but that he thinks that what Dave is doing is beneficial.

Florence Stevens said that there are Federal and State guidelines that need to be followed.

A petition was given with the signatures of 65 people objecting to the CUP for David Brainard.

Public Hearing Closed at 7:49 by Charley and 2<sup>nd</sup> by Tyler

Someone asked about the appeal process. Wally explained the process.

Discussion was had by the commission with the concerns of the roads, safety, but in the end, they believe that this would be a betterment for the county.

Scott made a motion to approve the Conditional Use Permit for Dave Brainard- Camp Ground located in PTS2SW4 SEC 6 & PTE2NW4 & PRIVATE RD SEC 7, Township 21N, Range 12E of the sixth pm Arizona Township, Burt County, Nebraska 2<sup>nd</sup> by Charley.

Roll Call: Charley Cull-yes, Jay Hovendick-yes, Don Johnson-yes, Wally Lydick- yes, Clayton Olsen-yes, Roger Pond-yes, Scott Ronnfeldt-yes, Tyler Weitzenkamp-yes Rodney Bromm-Absent.

**Old Business:**

**Correspondence-** Copies were handed out on information regarding information received from the Center for Rural Affairs

Next meeting will be held: Board of Supervisors will be meeting on February 28<sup>th</sup>. Next Planning Commission Meeting will be March 11<sup>th</sup>.

Being no additional business Charley made a motion to adjourn at 8:05 pm 2<sup>nd</sup> by Scott



Ann M. Chytka

Burt County Planning and Zoning Administrator



Rodney Bromm

Burt County Planning and Zoning Chairman