

Bartlett, Nebraska
March 2, 2020

The Wheeler County Planning Commission met in public session on this date at 7:30 p.m. at the Wheeler Central Gymnasium. Notice of the meeting was published and posted as required by law. Answering roll call were Chairman Patrick Mahony, Doug Allemang, Pete Asche, David Durre, Deb Eschliman, Dean Miller, Jean Niemeyer, Dean Pokorny and Ellis Schrunk, and Alternates Curtis Lemburg and Adam Miller. County Attorney Joe McNally was also present.

D. Miller made a motion to approve the minutes as presented seconded by Allemang. On roll call by the Clerk voting aye: D. Miller, Allemang, Asche, Durre, Eschliman, Mahony, Niemeyer, Pokorny and Schrunk. Voting nay: none.

The public hearing was opened at 8:12 p.m. Comments from the public were heard on the proposed changes to the zoning ordinance. Schrunk made a motion to close the public hearing portion of the meeting at 9:33 p.m., seconded by Eschliman. On roll call by the Clerk voting aye: Schrunk, Eschliman, Allemang, Asche, Durre, Mahony, D. Miller, Niemeyer, and Pokorny. Voting nay: none.

Chairman Mahony asked if there were any concerns regarding Poultry and Livestock Facility setbacks. With no concerns from the board or the public Allemang made a motion to leave the setbacks unchanged, seconded by D. Miller. On roll call by the Clerk voting aye: Allemang, D. Miller, Asche, Durre, Eschliman, Mahony, Niemeyer, Pokorny, and Schrunk. Voting nay: none.

Chairman Mahony asked about possible changes for the General Setbacks of any other building structure except for the wind turbines. Eschliman made a motion to recommend establishing setbacks of 50 feet from the right-of-way plus 33 feet from the middle of the road for a setback of any structures to be 83 feet from the center of the road; and for road intersections, establishing that at all roadway intersections, trees, grain bins, buildings or other structures shall not be located within the triangular area formed by the intersecting right-of-way lines and a line connecting points on said right-of-way lines which are 70 feet 8 inches from the intersection of said right-of-way lines, seconded by Niemeyer. On roll call by the Clerk voting aye: Eschliman, Niemeyer, Allemang, Asche, Durre, Mahony, D. Miller, Pokorny, and Schrunk. Voting nay: none.

On the topic of establishing cost recovery for fees and expenses incurred by the County for approved Conditional Use Permits, Eschliman made a motion to table this topic until the next meeting when they can have proposed language to review, seconded by Allemang. On roll call by the Clerk voting aye: Eschliman, Allemang, Asche, Durre, Mahony, Niemeyer, Pokorny, and Schrunk. Voting nay: none.

Mr. McNally recommended implementing a late fee for failing to obtain a building permit prior to commencement of construction which can be established by the County Board. Asche made a motion to recommend implementation of a late fee policy to the Commissioners, and that there needs to be time to get the word out to all the land owners, seconded by D. Miller. On roll call by the Clerk voting aye: Asche, D. Miller, Allemang, Durre, Eschliman, Mahony, Niemeyer, Pokorny, and Schrunk. Voting nay: none.

Eschliman made a motion to table the consideration of revision of the wind tower setbacks and other wind tower regulations until the April meeting, seconded by Asche. On roll call by the Clerk voting aye: Eschliman, Asche, Durre, D. Miller, Niemeyer, and Pokorny. Voting nay: Allemang, Mahony, and Schrunk.

The next meeting date will be April, 2020 at 7:30 pm at the Wheeler Central Gymnasium.

With no other business to come before the Board, D. Miller made a motion to adjourn the meeting at 10:18 pm, seconded by Allemang with all members voting in favor.

Cara Snider
Zoning Secretary

