

NANCE COUNTY PLANNING COMMISSION

Chuck Delancey
Pat Connelly
Chris Cunningham

Jon Epley
Mark Sonderup
Delmer Wondercheck

Lynn Belitz
Shane Czarnick
Kendal Sock

Meeting Minutes June 27, 2023

Agenda Item 1 – Call to Order and acknowledge posted Open Meetings Act

A meeting of the Nance County Planning & Zoning Commission (P&Z) was called to order by Chairperson Delancey at the Nance County Court House, Board of Supervisors Meeting Room in Fullerton, Nebraska on Monday, June 27, 2023 at 7:00 P.M. Meeting notice was given by publication in two previous editions of *The Nance County Journal* and two previous editions of *The Genoa Leader-Times*, and an agenda was made available at the office of the P&Z Administrator. Chairperson Delancey acknowledged the posted Open Meetings Act.

Agenda Item 2 – Roll Call

The following quorum of Commission members were present and answered roll call: Belitz, Delancey, Cunningham, Sock, Sonderup, and Wondercheck. Also in attendance was Dan Cornwell, PZ Administrator.

Agenda Item 3 – Minutes

Minutes from the January 26, 2023 meeting were reviewed. Commissioner Sonderup made a motion to approve the minutes as presented. Seconded by Commissioner Wondercheck. All in favor. Motion carried.

Agenda Item 4 – Old Business

- a. The 2023 P&Z Commissioner Member and Contact List was reviewed for edits.
- b. The P&Z Procedures were deferred until the next meeting in lieu of having enough time to cover all New Business (review of updated Comp Plan).

Agenda Item 5 – New Business

- a. Comp Plan and Zoning Regulations Update - Meeting #2 – reviewed the first draft of the Comp Plan and had fist discussion in regard to changes to the Zoning Regulations facilitated by Hanna, Keelan Associates
 - Keith Carl reviewed the modified Consus Profile Tables and the modified Future Land Use Map based on feedback from the last P&Z Meeting.
 - He then reviewed and answered questions in regard to the first draft of the Comp Plan. The following items were discussed and forwarded onto the consultant for follow-up action:
 1. **Title Page:** Please remove period after the title (it is not a sentence, a Title does not need period). As well as t/o the document
 2. **Section Cover Page:** Feel it would be pleasing to the eye if there were different pictures for the different Section Cover pages

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3. **Page i:** Move Lynn Belitz to the secondary position as the Vice Chairperson. Also, replace Brett Houtby with Chris Cunningham. And, please remove the periods after all the Sub-Titles (i.e. Plan Participants.). Since Plan Participants is underlined, "County Planning Commission Members" should end with a colon (:) not a period (.) (this should continue t/o the document).
 4. **Page 2.2:** second line you have an extra) after CPJ))
 5. **Page 3.5:** Please remove the second bullet (encourage the use of Conservation Easements)
 6. **Page 3.7:** remove the "and" and add a comma after Maintain in bullet 6 from the top. Also remove the "and" and add a comma safter proper location in the same bullet but second sentence.
 7. **Page 4.9:** Do we also want to mention the Broken Arrow Wilderness Camp outside of Fullerton under Bullet 3, Public/Quasi Public, Park and Recreational Uses?
 8. **Page 5.7:** Belgrade Park – you can remove the last sentience – no longer has a baseball/softball field
 9. **Page 5.10:** Both Fullerton and Genoa also each have a Rescue Squad
 10. **Page 5.11:** Top bullet, Civil Defense, it is not called Nance County Emergency Management it is called: Region 44 Emergency Management Program (Nance, Merrick and Boone). Also, Civil Defense is old school (cold war era), Emergency Management is the current way to refer to this type of service
- Keith Carl then requested potential updates/changes to the Zoning Regulations. The following ideas/considerations were discussed and forwarded onto the consultant for follow-up action:
 1. Future land use map and desired development area:
 - 1 mile proximity from paved/hard surfaced road except for south of highway 22 from Fullerton to Genoa due to floodplain concern).
 - Considering changing/increasing density from 1 resident every 40 acres to every 20 acres along all paved/hard surfaced roads.
 2. Consider changing the minimum 3 acres plus right-of-way for all future lot splits not just for residential lot splits.

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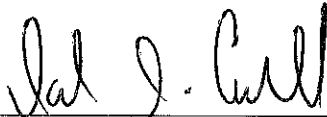
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3. Consider changing setbacks from 83 feet to 63 feet (33 feet from center of road and 30 feet from property line).
 4. Consider limiting future residential development to "only" parcels that have access to County roads/State Highways – not on minimum maintenance roads.
 5. Adding a definition for Barndominium.
 6. Adding regulations for Solar Energy Conversion Systems.
 7. Adding regulations for Hazardous Liquid Pipeline Ordinance/District.
 8. Adding regulations for real vs. personal property (pivot points, temporary/non-permeant/movable ag related buildings/facilities, cattle feedlot bunks, etc.).
 9. Clearer language of when a certified survey is required (for lot splits and change of boundaries).
 10. Clearer language in regard to floodplain zoning requirements when conducting excavation and/or changing the topography within the floodplain.
 11. Clarifying the Fullerton and Genoa Extra-Territorial Jurisdiction (ETJ) definition, location, responsibilities, and zoning requirements (first right of refusal, ultimate responsibility, etc., etc.)
- b. Commissioners were advised to provide any/all feedback in regard to the updated Comp Plan and any further changes/ideas or considerations to the Zoning Regulations to the P&Z Administrator by Friday, July 7, 2023 (all feedback received by the P&Z Commissioners and a summary of the input/feedback discussed during the June 27th meeting was summarized and forwarded to the consultants for further consideration by email on July 11, 2023).

Agenda Item #6 - Adjourn

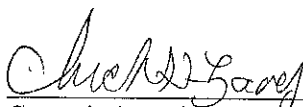
Commissioner Sonderup made a motion to adjourn the meeting. Seconded by Commissioner Wondercheck. Motion carried.

SUBMITTED BY:



Commission Secretary

AFFIRMED BY:



Commission Chairperson

