

PLATTE COUNTY
PLANNING AND ZONING
SEPTEMBER 14, 2011

Chairman Marty Shepard called the Platte County Planning and Zoning Commission regular meeting to order at 7:00 P.M. Commission members present were Bill Klein, Bob Brockman, and Bonnie Lockhart. Also present was Reed Elmquist, Planner.

The Commission reviewed the minutes from the August 10, 2011 meeting. Commission member Brockman made a motion to accept the minutes from that meeting. Commission member Klein seconded the motion and it carried.

New Business

Item #1: Reed Elmquist, Planner, presented a Simple Subdivision Request to subdivide one parcel into two parcels in an Industrial District from Robert Jenkins, applicant and titleholder.

The applicant wishes to subdivide one parcel into two parcels. Because only two parcels are proposed and because both parcels will be five acres in size this can be processed as a simple subdivision. Both parcels will have direct contiguous access to a publicly maintained road; Sawmill Road.

The property is zoned Industrial District and is surrounded by Agricultural Zoning.

ADVANTAGES: There is an existing single family residence on the north parcel. The property has good access to a County road.

DISADVANTAGES: There appear to be none.

AGENCY COMMENTS: The property lies outside the boundaries of the Wheatland Irrigation District. (See attached exemption)

Platte County Resource District comments include there appear to be limitations regarding a soil type associated with dwellings and small commercial buildings, ponds and embankments, roads, streets, shallow excavations, lawns and landscaping, and sewage disposal. (Please call this office if you would like a copy of the Resource District report.)

OTHER COMMENTS: As this is not an advertised hearing and as notices are not sent to adjoining landowners there should be no other comments.

ANALYSIS: The proposed lot sizes easily allow for adequate individual water supply and wastewater disposal systems. The subdivision name will require approval by Jane Carlson/Emergency Management Coordinator.

STAFF RECOMMENDATIONS: The Planning Office recommends approval of this subdivision request with the following conditions:

1. That two (2) parcels be created;
2. That a proposed subdivision name be submitted for review and approval prior to filing of a plat;
3. That a plat of the subdivision be filed within one (1) year of approval;
4. That the necessary disclosure statements appear on the plat and all other pertinent documents.

Chairman Shepard opened the floor to public comment and he asked the applicant if he understood and agreed to the conditions. Mr. Jenkins indicated he did.

Hearing no additional comments, Chairman Shepard closed public comment and brought the issue to the Board for discussion. Commission member Lockhart asked about the zoning of the property. Mr. Jenkins believed that it had been zoned industrial since about 1976.

Hearing no further Board discussion, Chairman Shepard called for a motion. Commission member Lockhart moved to recommend do pass for the Simple Subdivision Request to divide one parcel into two parcels in an Industrial District with the four (4) conditions in the staff report. Commission member Brockman seconded the motion.

Chairman Shepard called for discussion, there was none; he called for questions, there were none. Chairman Shepard called for the vote and the motion carried.

Item #2: Reed Elmquist, Planner, presented a Simple Subdivision Request to subdivide one parcel into two parcels in an Agricultural District from Roy Hitt, applicant and titleholder.

The applicant wishes to subdivide one parcel into two parcels. Because only two parcels are proposed and because both parcels will be over five acres in size this can be processed as a simple subdivision. Both parcels will have direct contiguous access to a publicly maintained

road; Red Fox Road. The property is zoned Agricultural District and is surrounded by Agricultural Zoning with a Commercial District to the east.

ADVANTAGES: There is an existing single family residence, three large buildings, and several smaller buildings on the smaller parcel. The property has good access to a County road.

DISADVANTAGES: There appear to be none.

AGENCY COMMENTS: Applicant will prepare a water distribution plan. (See attached approval form)

Platte County Resource District comments include there appear to be limitations regarding a soil type in regards to ponds and embankments, daily cover for landfills, roads, streets, shallow excavations, lawns and landscaping, and sewage lagoons. (Please call this office if you would like a copy of the Resource District report.)

OTHER COMMENTS: As this is not an advertised hearing and as notices are not sent to adjoining landowners there should be no other comments.

ANALYSIS: The proposed lot sizes easily allow for adequate individual water supply and wastewater disposal systems. There is an existing single family residence, well, and septic system on the proposed 5.06 acre parcel. The subdivision name will require approval by Jane Carlson/Emergency Management Coordinator.

STAFF RECOMMENDATIONS: The Planning Office recommends approval of this subdivision request with the following conditions:

1. That two (2) parcels be created;
2. That a proposed subdivision name be submitted for review and approval prior to filing of a plat;
3. That a plat of the subdivision be filed within one (1) year of approval;
4. That the necessary disclosure statements appear on the plat and all other pertinent documents.

Chairman Shepard opened the floor to public comment.

Hearing none, Chairman Shepard closed public comment and brought the issue to the Board for discussion. Commission member Bill Klein asked if the applicant intended to rezone the land or

further subdivide the 150-acre parcel. Planner Elmquist indicated that Mr. Hitt had no intention of rezoning the property and that once a simple subdivision is done, the land cannot be subdivided further without meeting the regular subdivision requirements and Mr. Hitt has no intention of going through that process either.

Hearing no further Board discussion, Chairman Shepard called for a motion. Commission member Klein moved to recommend do pass for the Simple Subdivision Request to divide one parcel into two parcels in an Agricultural District with the four (4) conditions in the staff report. Commission member Brockman seconded the motion.

Chairman Shepard called for discussion, there was none; he called for questions, there were none. Chairman Shepard called for the vote and the motion carried.

With no further public business Commission member Klein made a motion to adjourn. Commission member Brockman seconded the motion. Chairman Shepard called for discussion, there was none, question; there was none. Chairman Shepard then called for the vote and the motion carried. The meeting closed at 7:10 P.M.

Respectfully Submitted, Reed Elmquist, County Planner