

Cuming County Planning & Zoning

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Planning Commission Meeting Minutes February 15, 2021

A meeting of the Planning Commission of Cuming County in the State of Nebraska was convened in open and public session at 7:00 p.m. on Monday, February 15, 2021, in the Cuming County Courthouse lower level meeting room.

The meeting was called to order by Chairman Tim Hunke and roll call was taken of the Planning Commission as follows:

Meyer-present; Brester-absent; Zobel-present; Fullner-absent; Schold-present; Drieling-present; Schweers-present; Jahnke-present; and Hunke-present.

With 7 members in attendance, quorum was met, action items may be addressed.

Chairman Hunke noted that Proof of Publication of the meeting was published in the February 3, 2021 edition of the West Point News, was posted on the County website, was put on the Courthouse community board and also posted outside the door of the Zoning office. He also stated that the Planning Commission operated under the rules stated in the Open Meetings Act and that a copy was posted on the wall of the meeting room.

Chairman Hunke asked for a motion to approve the agenda. A motion was made by Meyer and seconded by Schweers. A roll call vote was taken with the following voting yes – Schweers, Zobel, Drieling, Schold, Jahnke, Meyer and Hunke. Voting no – none. Brester and Fullner were absent. The motion passed.

With no additions or corrections to the minutes, Chairman Hunke asked for a motion to approve. Motion was made by Schweers to approve the minutes of December 21, 2020, second from Zobel. A roll call vote was taken with the following voting yes – Drieling, Zobel, Schold, Meyer, Jahnke, Schweers and Hunke. Voting no – none. Brester and Fullner were absent. Motion passes.

Chairman Hunke started with the new business by reading the statement for the Public Hearing. A Public Hearing for the purpose of hearing testimony of support, opposition, criticism, suggestions, or observations for, and to discuss: A Conditional Use Application by Jerry and Paula Ahrndt for an accessory dwelling unit for their elderly mother. This is located on property at 1760 C Road, West Point containing 160 acres in Section 23, Township 21, Range 6E of the 6th P.M. (Principal Meridian) in Cuming County, State of Nebraska.

He asked for a motion to open the Public Hearing. Drieling made the motion with Schold seconding. A roll call vote was taken with Jahnke, Schweers, Drieling, Meyer, Zobel, Schold and Hunke all voting yes. Voting no – none. Brester and Fullner were absent.

Chairman Hunke asked for any discussion or questions from the public concerning the Conditional Use Application. The applicant, Paula Ahrndt, explained the need for the accessory dwelling unit. She explained that they moved her mother here from a retirement home in Colorado due to COVID and she would like to have something 'her own' but they would like to have her close to them. They were going to purchase a building to add storage and now want to create a small living area for her mother in it. It will be located 9 feet from their residence and will share utilities. They have had a plumber verify that the septic will be satisfactory (they upgraded it about 6 years ago). The base will be made of rock so that when it is no longer needed for a residence, they can move it and use for storage or a workshop. They also will add a covered walkway to their residence from the accessory dwelling.

Lerch reported that the Comprehensive Plan talks about ways to add housing, the Zoning Regulations have a section on accessory dwellings and requirements needed as well as the Zoning Districts that they would be allowed to be placed and the Zoning Map shows the districts. She stated that the proposed accessory dwelling meets all requirements and should be recommended for approval to the Board of Supervisors.

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A few comments were made by planning commission members. With no other discussion or comments, Chairman Hunke asked for a motion to close the public hearing. A motion was made by Jahnke and second by Schweers. All voting yes were Zobel, Schweers, Schold, Meyer, Drieling, Jahnke and Hunke. Voting no – none. Brester and Fullner were absent. Motion passes.

Hunke than asked if there was any further discussion or questions from the Planning Commission. Zobel agreed that our Comprehensive Plan and Zoning Regulations clearly state the use of accessory dwellings. A motion by Meyer to recommend approval to the Board of Supervisors was made and seconded by Zobel. Schweers offered an amendment to the motion to add that the accessory dwelling only be allowed by the current resident or family thereof. With no second, the motion of amendment failed. A roll call vote was taken on the original motion with the following voting yes Schold, Jahnke, Schweers, Meyer, Drieling, Zobel and Hunke. Voting no – none. Brester and Fullner were absent. Motion passes.

Lerch will take to the Board of Supervisors on Wednesday, February 24th, 2021 at 1:30 p.m.

With no other business, Hunke adjourned the meeting at 7:28 p.m.

The next meeting of the Planning Commission will be as needed.

Respectfully submitted by

Becky Lerch, CFM Cuming County Zoning Administrator

February 18, 2021

Planning Commission Chairman

Date