

**Gregory County
Planning Commission Agenda
Tuesday, August 4th, 2020
1:00pm**

1. Call meeting to order

2. Roll Call:

Biggins___ Kerner Andersson _x_ Steffen_x_ Weborg___ Wirsing_x_ Plugge_x_ Bartling___

3. Minutes of last meeting

Action: Approve minutes

Motion By: Wirsing

Second By: Plugge

Motion Carried

4. Agenda

Administrator Burrus requested the addition of Plat Approval for Lot 1, Sengelmann 1st Addn after #7.

Action: Approve agenda with the addition requested

Motion By: Wirsing

Second By: Steffen

Motion Carried

5. Disclosures of conflicts or One on One Communications

Anna Kerner Anderson stated that she is related to the applicants for the Conditional Use Permit.

6. Conditional Use Permit Application 1:05 pm

Application for Jensen Family Trust to expand their campground by 10 spots with water and electric service in an Ag District in NW4SE4; S2SE4 4-95-67 STAR VALLEY TOWNSHIP, Gregory County

Dalen and Julie Baker spoke in opposition. They cited concerns that included the potential of fire to their hay lands, increased traffic, and campers using Baker's approach.

Martin and Susan Lawler spoke in opposition. They cited concerns of the campground flooding and the issues that could cause with the septic and trash. They also stated trash being an issue, fire risk, and experiencing a decrease in water pressure. Other issues mentioned included park model campers (if those are a permanent structure or not), building permits, and any future plans for the campground.

AJ Jensen (applicant) spoke in favor of the campground. There have not been any complaints against the campground filed with the sheriff's department. He is a volunteer firefighter and as such makes sure any burn bans are followed. The septic systems are enclosed systems with drain fields. Trash is picked up every two weeks and the bins have lids.

Recommendation: Table until the September meeting.

The Commission is requesting the applicant provide a garbage plan, and a fence plan (to help prevent trespassers).

Motion By: Wirsing

Second By: Steffen

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7. Plat Approval

Plat of LOTS 5,6, AND 7, and the 20' private access road, A SUBD OF A PORTION OF TRACT B MULEHEAD SUBD located in SW4 21-97-68 WHETSTONE TOWNSHIP Gregory County

Recommendation: Approval

Motion By: Plugge

Second By: Wirsing

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8. Plat Approval

Plat of LOTS 1, SENGELMANN 1ST SUBD located in NE4NE4 21-96-72 JONES TOWNSHIP Gregory County

Recommendation: Approval

Motion By: Plugge

Second By: Wirsing

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9. Variance Application 1:15 pm

Application for Scott & Karen Frauen to build a house on a parcel of land less than 40 acres in an Ag District in LOT D, PAPOUSEK 2nd SUBD 29-97-68 WHETSTONE TOWNSHIP, Gregory County

Recommendation: Approval

Motion By: Plugge

Second By: Steffen

Biggins___ Kerner Andersson __y_ Steffen_y__ Weborg___ Wirsing_y__ Plugge__y_ Bartling___

10. Public Input

11. Ordinance Review

The drainage ordinance was discussed.

The Planning Commission members are invited to bring any ordinance that they feel should be reviewed, with the parts that need to be reviewed highlighted, to the September meeting. The Commission will then vote if the ordinance brought does need to be reviewed.

The Planning Commission requested Administrator Burrus bring a campground permit application to the next meeting.

12. Adjourn

Motion By: Wising

Second By: Steffen

Motion carried. Meeting was adjourned at 2:00pm