

PLATTE COUNTY

PLANNING AND ZONING

SEPTEMBER 27, 2001

The Platte County Planning & Zoning Board met on the above date at 4:00 P.M. in the Platte County Commissioners Room. The following board members were present: Chairman Jay Collins; Board Members, Bill Klein, Marty Shepard, Stan Rieb and Tina Willis. Interim Director, Kenneth Kennedy and Clerk of the Board, Glenda Gray.

The purpose of the meeting was to discuss the procedure for the Planning and Zoning Hearing scheduled for 6:00 P.M. on this same date. Letters of comment to the Planning Board were received from Leonard Scolari, Michael Frisbey, Wade and Jeannie Mitchell, and Steve Burnett.

Upon hearing several comments on the wording of the drafted preamble, the board made several changes. A motion was made by Stan to present the preamble with the new changes to the Board of Commissioners. The motion was seconded by Bill and passed unanimously. A motion was made by Bill to add a requirement for high density livestock facilities, which is "All new lagoons shall be covered." The motion was seconded by Marty and passed unanimously.

There was discussion on adding neighboring owner consent to low density facilities, however, no action was taken at this time.

The Planning & Zoning Hearing on Chapter VIII Applicable to Agriculture Classification was called to order by Chairman Jay Collins at 6:00 P.M. in the Platte County Courtroom. Mr. Collins introduced the board to the audience and informed persons who wish to speak at this hearing must sign up and will be allowed five minutes to speak. Mr. Collins told the audience that the board has been working for the past year and a half and have listened to many recommendations. They have tried to represent the different factions of the County and feel that the Planning Board has done a good job in this endeavor.

Before Chairman Collins opened the meeting up to public comments he asked the Board to present the changes that they had made to the Rules and Regulations just prior to this hearing based on written comments and personal review. Tina read the newly written preface to the group and Marty informed the audience of the additional requirement that "All new lagoons shall be covered".

Mr. John Lancaster of Glendo spoke on the Right To Farm preamble. His concern was the wording "intrusion of newcomers", saying that he believes that children could be classified as newcomers. He said that newcomers should be welcomed because people buy the land and that attributes to capital appreciation. He also said that farming is not a right, it is a privilege.

Mr. Richard Johnson signed up to speak, however declined to comment at this time.

Mrs. Bonnie Johnson commented that she would like a clearer definition of newcomers.

Mr. Dan Brecht spoke on the newcomer language and felt that we were all newcomers. He felt that the rules needed to provide a method for amendment, because they are a work in progress. Mr. Brecht commented that he is 100% in favor of the family farm. Corporate factors are forcing the family farms out of business and pig confinement farms have placed 90% of the family pig farms out of business. Speaking on behalf of the Platte County Concerned Citizens and the Powder River Basin Resource Council he suggested four items he would like to address. #1. Support of the family farms. #2. High density animal confinement operations are not farms in the traditional sense of the word. #3. Ban any future lagoon and field spraying with waste practices. #4. A 4 mile setback of facility from property lines and a 150' ground static water set back.

Mr. Juan Reyes commented that he also found the word intrusive offensive. He would like to see incorporated into the preface wording that accommodated different users of rural properties based on cultural and historical practices.

Mr. Hugh Peltz declined to make a comment at this time.

Mr. Randy Stevenson commented that the family farm has to be cautious of the AF0/CAFO regulations that are coming down the pike from the federal government.

Mr. Pat Cullen declined to make a comment at this time.

Board member, Tina Willis, commented that she appreciated that everyone was maintaining their decorum and reasonableness.

Board member, Marty Shepard, commented that a definition of newcomers is tough and the board has made a move to fix that area.

Board member, Bill Klein, commented that the rules need to be looked at from time to time when changes are necessary.

Board member, Stan Rieb, commented to change the wording to read "Affect the cultural and traditional use of the land". The rules can be changed from time to time, just as we are doing now and there is not much of a possibility of any new hog farm coming into the area.

Board member, Marty Shepard, commented to Dan Brecht and others, is there has to be a give and take compromise and he felt the board had done just that.

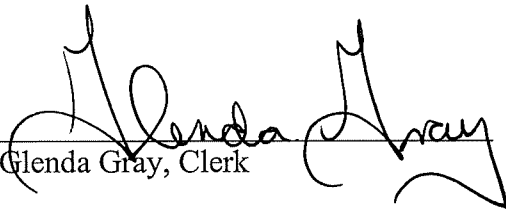
Interim Director, Kenneth Kennedy, thanked the Board for the hard work over the past year and a half and also commended the previous committee that worked on the original rules and regulations. He said it is a tough job to put together something and present it to the Board of Commissioners and have something that we can all live with and he feels that this is the consensus here tonight.

Various comments as to lagoons, normal agricultural practices, nuisance laws, industrial zoning and nonconforming uses of land were made.

A motion was made by Stan Rieb to present the proposed recommendations to the Board of Commissioners. The motion was seconded by Tina Willis. There being no further discussion, the motion passed. The Board of County Commissioners will have its public hearing on October 16, 2001 at 10:00 A.M. in the County Commissioners room.

A motion to adjourn the meeting was made by Bill Klein and seconded by Marty Shepard. There being no further business, the meeting adjourned.

Respectfully submitted:


Glenda Gray, Clerk