

PLATTE COUNTY
PLANNING AND ZONING
November 12, 2014

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

The Commission reviewed the minutes from the October 20, 2014 meeting. Commission member Brockman made a motion to accept the minutes from that meeting. Commission member Lockhart seconded the motion and it carried.

New Business

Item #1: Reed Elmquist, Planner, presented a Subdivision Request to subdivide one parcel into three parcels in an Agricultural District from Brad & Susan Schlager, applicants and titleholders.

The applicants propose to subdivide this 115-acre parcel into 3 parcels of approximately 38 acres. This property is located on the south corner of the Slater/Richeau Roads interchange. As it is part of the Artery Property record of survey, this was not possible to process as a simple subdivision and is thereby being processed per standard subdivision procedures. A copy of the applicant's letter of intent is attached.

ADVANTAGES: The proposed parcel sizes are more than adequately sized to accommodate a well and septic system. The property has good access to the interstate.

DISADVANTAGES: There appear to be none.

AGENCY COMMENTS: None received at the time of this report.

OTHER COMMENTS: No other comments have been received at the time of this report.

ANALYSIS: This property lies outside the boundary of the Wheatland Irrigation District. If it were not part of a record of survey, the applicants would not even have to apply for a simple subdivision as all parcels are over 35 acres.

STAFF RECOMMENDATIONS: Staff recommends that this preliminary plan for a subdivision be approved with the following conditions:

1. That a final plat of the subdivision be brought for review and that any approved final plat be filed within one (1) year of this preliminary approval;

2. That the necessary disclosure statements appear on the plat and all other pertinent documents.

Chairman Shepard opened the floor to public comment. Ed Waddell with Western Research & Development identified himself as a representative of the surveying firm for any questions the Board may have.

Hearing no public comment, Chairman Shepard closed public comment and brought the issue to the Board for discussion. Hearing none, Chairman Shepard called for a motion. Commission member Brockman moved to recommend do pass for the Subdivision Request to divide one parcel into three parcels in an Agricultural District. Commission member Klein seconded the motion.

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

Item #2: Planner Elmquist presented a request to allow a modification to a Special Permit approved in February 2010 to allow a commercial gravel pit in an Agricultural District from Croell Redi-Mix, Inc., applicant, and Thomas McGuire, titleholder.

The original Special Permit was granted in 2002 and the company now wishes to place a mobile asphalt hot mix plant on the site.

Chairman Shepard opened the floor to public comment. Swade Prewitt of Croell Redi-Mix stated that the company wishes to place a temporary asphalt hot mix plant on the site for a period of approximately one year, for the duration of the Hightower Road project. They would primarily use Hightower Road and if necessary, they would apply mag-chloride to Washington Road. The plant would be removed once the reconstruction of Hightower is finished.

Joan McKee asked Mr. Prewitt if he anticipated the trucks using Washington. He answered that he did. Commission member Klein asked exactly how much longer the project would last. Mr. Prewitt answered that it is scheduled to be completed next October.

Larry McKee stated that while he did not have a problem with trucks using Washington Road, last year he estimated an average of one truck every six minutes coming up Sybille Creek Road from the Oftedal pit on SH 34. Commission member Warner asked whether some of those trucks belonged to Knife River. Mr. McKee answered that they accounted for a great deal of the traffic, and his cattle were suffering from respiratory problems from all the dust being stirred up. He stated that Sybille Creek Road is inadequate to handle that amount of truck traffic.

Cindy Abbot suggested lowering the speed limit to 35-40 MPH. Mr. Prewitt indicated that this possibility had also been suggested by the Road and Bridge Department. Mrs. McKee pointed

out that this proposal had been discussed at a previous Board of Commissioners meeting and the County Commissioners believed that it would be difficult for the Sheriff's Department to enforce a lower speed limit in this location. She suggested restricting the truck traffic to Washington Road. Chairman Shepard stated that while that was a good suggestion in theory, it may be unrealistic. Mr. McKee suggested that trucks either use Grange Road, which is paved, or apply mag-chloride to any unpaved road used by trucks. Something must be done about the condition of the road. Mr. Prewitt pointed out that Converse County requires an operation of this magnitude to apply mag-chloride to unpaved roads.

Commission member Klein suggested restricting truck traffic to Washington Road, and if inconvenient for Croell, to apply mag-chloride to any unpaved roads they use. Commission member Brockman asked Mr. McKee if those two conditions would satisfy him. Mr. McKee answered that they would, and expressed hope that this would set a precedent for companies with large volumes of truck traffic.

Chairman Shepard closed public comment and brought the issue to the Board for discussion. Commission member Klein made a motion to allow the addition of a portable hot mix asphalt plant to the existing Special Permit with two additional conditions:

9. That truck traffic either be restricted to Washington Road, or;
10. That magnesium chloride be applied to any unpaved road frequented by the trucks.

Commission member Warner seconded the motion.

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

The meeting closed at 7:32 P.M.

Respectfully Submitted, Reed Elmquist, County Planner