Harvey County Court House – Community Room

Feb. 13, 2018

* **Meeting Called to Order at 7 p.m. by Chair Lynne Vigil.** Members present were Lynne Vigil, Jack Bender, Duane Miles, Mike Koehn, Pat Wendling. Trinity Muth Carol Buller, Phil Kimerer and Wayne Alison. Also attending were Director Gina Bell and Secretary Karen Jacobs.
* Guests: Annette Lamp, Larry Goering, Michael Hiebert, Harry Wolfe, Brad Elliott, Don Sauerwein, Dallas Klaasen, Pilar Martin, Gary Hill, Pam Stevens.
* **Agenda was approved with a motion by Bender and second by Miles. Voting was unanimous 8-0.** Voting in favor of agenda approval wasMiles, Buller, Kimerer, Bender, Wendling, Muth, Koehn, Alison. Chair Vigil did not vote- choosing to vote only if needed to break a tie.
* **Chair Vigil called for a motion to approve the minutes from Dec. 12, 2018. Miles made the motion to approve the minutes. Wendling seconded the motion. The motion carried with an 8-0 vote.** Voting Aye were Miles, Buller, Kimerer, Bender, Wendling, Muth, Koehn, and Alison.
* **Administrator Update-** Gina reported an application for a variance for the March Meeting. She also reported the there were currently issues at the courthouse and all departments were without a computer at this times. Also the meeting would have to be run without a projector.
* **Regulation Update/changes:** Bell gave a verbal presentation on changes to regulations that address splits. Currently non-conforming splits are being taken to comply with mortgage requirements. Those non-conforming splits make the parcel non-conforming meaning no permits can be issued on those lots. The change would make it legal for a one time split on a quarter/quarter or larger parcel. It also eliminates the bad soil exception. The hope is that the change will ease up the shortage of building lots allowing more tax revenue as well as allowing landowners to make a possible one time split to allow family to build on a small parcel if all conditions are met such as size of parcel and setbacks etc.Other concerns are keeping population to keep hospital strong. The change was simplified to make it easy. One of the biggest reasons for the change however is bank driven as they have rules on how much land can be mortgaged with the home. Annette Lamp spoke out opposed to the change saying she wants to see building codes in place if the change is to be made. She said she wants more of a clarification that anything outside of city limits is moving into an agriculture based area. Gary Hill thanked the governing body for taking on the issue. Bell stated this change cleans up the regulations. She said building codes are move involved. The county commission would be the first step in addressing building codes.
* **Wendling made a motion to approve the changes to the regulations. Muth Seconded the motion. The motion passed 8-0. Voting Aye were Miles, Buller, Kimerer, Bender, Wendling, Muth, Koehn, and Alison.**
* The regulation change will go before the county commission on Feb. 26, 2018 as a resolution.
* **Chair Vigil called for a motion to adjourn. Alison made the motion to adjourn. Koehn seconded the motion. Motion passed 8-0.** Voting in favor were Miles, Buller, Kimerer, Bender, Wendling, Alison, Muth and Koehn.