

MINUTES OF THE MEETING OF THE LINCOLN COUNTY PLANNING COMMISSION HELD IN THE LINCOLN COUNTY COURT HOUSE ON THE 11TH DAY OF AUGUST 2020. CHAIR KOCH CALLED THE MEETING TO ORDER AT 5:30 P.M.

MEMBERS PRESENT: Steve Koch, Brad Stickelman, Linda Hansen, Jim Bain, Rod Rayburn, Chuck Boden, Mitch Moorhead

MEMBERS ABSENT: Kurt Pieper, Roger Merritt, Marlene Flaming, Zak Eickhoff

STAFF MEMBERS PRESENT: Judy Clark, County Planner; Michelle Bain, Recording Secretary; Stephen King, Deputy County Attorney

Notice of the meeting was given in advance thereof, by posting on June 4, 2020 in at least three places in the City as follows: North Platte Public Library, Lincoln County Courthouse, and City Hall offices.

Notice of the meeting was given to the Chairman and all members of the Planning Commission. Availability of the agenda was communicated in the advance notice and in the notice to the Chairman and members of the Commission. All proceedings thereafter shown were taken while the convened meeting was open to the attendance of the public.

1. Roll Call.

Chair Koch stated that a current copy of the open meetings act of Nebraska is posted at the back of the room.

2. Stickelman moved and Rayburn seconded the motion to approve the order of the agenda. Roll call vote: "Aye": Koch, Rayburn, Stickelman, Hansen, Bain, Boden, Moorhead. "Nay": None. Absent: Pieper, Flaming, Merritt, Eickhoff. Motion carried.
3. Rayburn moved and Stickelman seconded the motion to approve the minutes of the July 14, 2020 meeting. Roll call vote: "Aye": Koch, Rayburn, Stickelman, Hansen, Bain, Boden, Moorhead. "Nay": None. Absent: Pieper, Flaming, Merritt, Eickhoff. Motion carried.
4. Public Hearing File No. CU20-003 discuss and consider Public Hearing and action on an application by NCORPE, lessor, and Wallace Rural Fire Department, lessee, for a conditional use permit to allow a 180' radio communication tower for Lincoln County Fire Departments to be located in an A-1 Agricultural District. The property is located on So. Lone Star Road west of the NCORPE facility site on property described as a tract of land in the NW ¼ of Section 19, Township 11 North, Range 31 West of the 6th P.M., Lincoln County, Nebraska.

Chair Koch opened the public hearing and stated that notice is taken with regards to the Lincoln County Comprehensive Plan, Lincoln County Zoning Regulations and amendments thereto, and Subdivision Regulations and amendments thereto, and Lincoln County Zoning Map and amendments thereto, and those materials are present on the table up front before this Planning Commission.

Judy stated that the applicant generally states that they are planning to construct a 180' Radio Communication Tower to be used by Wallace Fire and Rescue. Currently Wallace Rural Fire Department has very limited communication with the 911 dispatch, this communication tower is on the highest, best radio range with ease access that meets all air and ground criteria. Wallace Rural and Rescue has secured a 99 year lease contract with NCORPE for the use of the property. No structures other than the 180' tower will be installed. No traffic will be in the area once the tower is installed. Carla O'Dell, County Highway Superintendent, states that she doesn't see any issues with the location of the tower. Planning Staff has no objections if all the elements of the application are complied with.

Shawn Sullivan, Assistant Fire Chief, Wallace Rural Fire Department, 74971 Avenue 358, Wallace, Nebraska, was present representing the application. He stated that the proposed tower would give them the ability to communicate with other Fire Departments in the area.

Answering several questions from the Planning Commission, Mr. Sullivan added that when they filed for the FFA License there was no issue with the airport and the tower. They do not have to have the tower lighted with

the height they are proposing. They do not have a decommissioning plan but he doesn't see technology changing in the future that to not have to have that tower there. The tower will be a single leg tower and if the concrete would get dug up the native grasses would get restored. The closest road is approximately ¾ of a mile and it's a trail (maintenance) road.

Moorhead moved and Bain seconded the motion to close the public hearing. Roll call vote: "Aye": Koch, Rayburn, Stickelman, Hansen, Bain, Boden, Moorhead. "Nay": None. Absent: Pieper, Flaming, Merritt, Eickhoff. Motion carried.

Moorhead moved and Bain seconded the motion to adopt Resolution CU20-003 "A", which grants and approves the conditional use application of NCORPE, lessor, and Wallace Rural Fire Department, lessee, under File No. CU20-003, to allow a 180' Radio Communication Tower located on So. Lone Star Road on property described as a tract of land in the NW ¼ of Section 19, Township 11 North, Range 31 West of the 6th P.M., Lincoln County, Nebraska and all elements of the application are complied with and with the condition that they file a decommissioning plan with the Lincoln County Planning Department.

Based on the following factual findings, to wit:

1. The application complies with current Lincoln County Zoning Regulations.
2. The application complies with current Lincoln County Subdivision Regulations.
3. The application is in conformance with the current Lincoln County Comprehensive Plan and Lincoln County Zoning Map.

Roll call vote: "Aye": Koch, Rayburn, Stickelman, Hansen, Bain, Boden, Moorhead. "Nay": None. Absent: Pieper, Flaming, Merritt, Eickhoff. Motion carried.

5. Election of Officers.

Stickelman moved and Rayburn seconded the motion to continue with current officers. Roll call vote: "Aye": Rayburn, Stickelman, Hansen, Bain, Boden, Moorhead. "Nay": None. Abstain: Koch. Absent: Pieper, Flaming, Merritt, Eickhoff. Motion carried.

Officers remain:

Chairman Steve Koch

Vice-Chairman Kurt Pieper

Vice-Chairman/Secretary Linda Hansen

6. Old Business. There was no old business to be discussed.

7. New Business. There was no new business to be discussed.

8. Adjourn. Chair Koch adjourned the meeting at 5:54 p.m.

Submitted by,

Michelle Bain
Recording Secretary

PASSED AND APPROVED _____
Date

Michelle Bain
Recording Secretary