

MINUTES OF THE MEETING OF THE LINCOLN COUNTY PLANNING COMMISSION HELD IN THE LINCOLN COUNTY COURT HOUSE ON THE 12th DAY OF APRIL 2022. CHAIR KOCH CALLED THE MEETING TO ORDER AT 5:30 P.M.

MEMBERS PRESENT: Steve Koch, Brent Roggow, Rod Rayburn, Chuck Boden, Marlene Flaming, Brad Stickelman, Zak Eickhoff, Mitch Moorhead

MEMBERS ABSENT: Linda Hansen, Roger Merritt, Lee Davies (arrived at 5:32 p.m.)

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 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 on the door at the back of the room.

2. Rayburn moved and Stickelman seconded the motion to approve the order of the agenda. Roll call vote: "Aye": Koch, Roggow, Rayburn, Boden, Moorhead, Flaming, Stickelman, Eickhoff: "Nay": None. Absent: Hansen, Merritt, Davies. Motion carried.

3. Roggow moved and Boden seconded the motion to approve the minutes of the January 11, 2022 meeting. Roll call vote: "Aye": Koch, Roggow, Rayburn, Boden, Moorhead, Flaming, Stickelman, Eickhoff: "Nay": None. Absent: Hansen, Merritt, Davies. Motion carried.

Davies arrived at 5:32 p.m.

4. Public Hearing File No. CU22-002 application by Greta Roethemeyer for a conditional use permit to allow a 2nd dwelling to be constructed on property located in an A-1 Transitional Agricultural District and described as the NW ¼ of Section 33, Township 10 North, Range 29 West of the 6th P.M. Lincoln County, Nebraska.

Chair Koch opened the public hearing.

Judy explained that the applicant generally states they are proposing to retain the existing house for a hired hand and build a 2nd dwelling on the same property for the property owner. There may be a minimal increase in traffic, possibly 1 to 2 cars, and the property is served by a county road on the west. The area is surrounded by agricultural land and the surrounding property values would remain unchanged, only adding an additional home to the tax roll. Richard Dirksen, Lincoln County District Foreman, states in a letter that he does not foresee any problems with the traffic on South Koester Road with the additional single family home. Planning Staff has no objections to the conditional use permit if all the elements of the application are complied with. The applicant is in the audience but I have been asked by him to try to answer questions.

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

Willis Roethemeyer, 9009 Maloney Dr., was present to represent the application. His daughter was present and wants the house. She will inherit the land.

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

Eickhoff Moved and Boden seconded the motion to adopt Resolution CU22-002 “A”, which grants and approves the conditional use application by Greta Roethemeyer for a conditional use permit to allow a 2nd dwelling to be constructed on property located in an A-1 Transitional Agricultural District and described as the NW ¼ of Section 33, Township 10 North, Range 29 West of the 6th P.M. Lincoln County, Nebraska, and all elements of the application are complied with 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, Roggow, Rayburn, Boden, Moorhead, Davies, Flaming, Stickelman, Eickhoff: “Nay”: None. Absent: Hansen, Merritt. Motion carried.

5. Public Hearing File No. CU22-003 application by Tom and Julie Geiser for a conditional use permit to allow a special events site with bed and breakfast accommodations on property located in a TA-1 Transitional Agricultural District and described as part of Lot 5 and accretions Section 8, Township 12 North, Range 27 West of the 6th P.M. Lincoln County, Nebraska and part of Lots 7 and 8 and accretions Section 9, Township 12 North, Range 27 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 Subdivision Regulations, and Lincoln County Zoning Map and those materials are present on the table up front before this Planning Commission.

Judy stated that the applicant generally states that they are proposing to continue the use as agricultural property, but to also use the area for gatherings such as weddings, family reunions, graduations and other types of celebrations, events and activities both private and public. In the future they may also use the property as an Air B&B for overnight lodging for event guests. The area for events is secluded and should not be a detriment to neighbor property owners. Chase Bassett, Lincoln County District Foreman, states in a letter he does not foresee any problems with the traffic on E Island Road for the request to host special events. Planning Staff has no objections to the conditional use permit if all the elements of the application are complied with.

Julie Geiser, 402 Dixie Avenue, North Platte, was present to represent the application. She stated that they have had family and friends weddings there so they decided to start this business.

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

Rayburn moved and Moorhead seconded the motion to adopt Resolution CU22-003 “A”, which grants and approves the conditional use application by Tom and Julie Geiser for a conditional use permit to allow a special events site with bed and breakfast accommodations on property located in a TA-1 Transitional Agricultural District and described as part of Lot 5 and accretions Section 8, Township 12 North, Range 27 West of the 6th P.M. Lincoln County, Nebraska and part of Lots 7 and 8 and accretions Section 9, Township 12 North, Range 27 West of the 6th P.M. Lincoln County, Nebraska, and all elements of the application are complied with 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, Roggow, Rayburn, Boden, Moorhead, Davies, Flaming, Stickelman, Eickhoff: “Nay”: None. Absent: Hansen, Merritt. Motion carried.

6. Public Hearing File No. CU22-004 application by F&W Farm, LLC (Robert and Sara Wiseman) for a conditional use permit to allow expansion of an existing confined animal feeding operation with final headcount of 4,990 animal units located on the corner of Sand Road and West State Farm Road in an A-1 Agricultural District. The property is described as the NE 1/4 of Section 24, Township 13 North, Range 33 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 Subdivision Regulations, and Lincoln County Zoning Map and those materials are present on the table up front before this Planning Commission.

Judy stated that the applicant generally states that they are proposing to add additional pens and new controls to continue to catch and store runoff. The proposed head count is for 4,990 head of feeder cattle. Final acres include 18.9 feedlot acres and 4.9 contributing acres. Bruce Rotert, Lincoln County District Foreman, states in a letter that he does not foresee any problems with the traffic on S Sand Road for the expansion of the existing feedlot. An impact easement has been secured from the neighboring residential property within the setback area. Planning Staff has no objections to the conditional use permit if all the elements of the application are complied with.

Bob Wiseman, 24628 W. State Farm Rd, Hershey, Nebraska, was present to represent the application. He stated that the Conditional Use Permit was changed to where they are required to do containment. In the process of doing that they decided to ask for change in lot size also. They worked with Settje's to design it and have presented it to DEQ (NDEE) and have been approved.

There was some discussion with the applicant about the current operation.

Travis Casperson, 324 6th Avenue, St. Libory, Nebraska, Settje Agri-Services, was present to represent the application. Nicole Barry with Settje Agri Services was also present. He went through a presentation to explain what they do. They are proposing 4,990 head total capacity feedlot. There are 990 head existing. This will be a Class II facility so there is a half mile setback. They plan to begin construction this summer or next summer.

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

Chair Koch stated this was a well presented plan.

Eickhoff moved and Rayburn seconded the motion to adopt Resolution CU22-004 "A", which grants and approves the conditional use application by F&W Farm, LLC (Robert and Sara Wiseman) for a conditional use permit to allow expansion of an existing confined animal feeding operation with final headcount of 4,990 animal units located on the corner of Sand Road and West State Farm Road in an A-1 Agricultural District. The property is described as the NE 1/4 of Section 24, Township 13 North, Range 33 West of the 6th P.M. Lincoln County, Nebraska., and all elements of the application are complied with 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, Roggow, Rayburn, Boden, Moorhead, Davies, Flaming, Stickelman, Eickhoff: "Nay": None. Absent: Hansen, Merritt. Motion carried.

7. Old Business.

Stephen King mentioned minimum maintenance roads and does not believe they are an issue. Judy will just have to slightly change the wording on it. Most roads aren't actually minimum maintenance roads but unimproved.

8. New Business.

Deputy County Attorney King explained to the Planning Commission that when responding to emails be sure to hit reply and not reply all because it can constitute violation of the open meetings act.

Judy explained she has been working on solar regulations for the city and passed out a copy to the Planning Commission members as a sample. She asked them to let her know if they have any feedback.

Eickhoff asked if the tower was put up for wind turbines out east. Judy stated she hasn't heard anything about it.

9. Adjourn. Chair Koch adjourned the meeting at 6:11 p.m.

Submitted by,

Michelle Bain
Recording Secretary