

MINUTES OF THE MEETING OF THE LINCOLN COUNTY PLANNING COMMISSION HELD IN THE IN THE CITY HALL COUNCIL CHAMBERS ON THE 8<sup>th</sup> DAY OF NOVEMBER 2022. CHAIR ROGGOW CALLED THE MEETING TO ORDER AT 5:30 P.M.

MEMBERS PRESENT: Brent Roggow, Mitch Moorhead, Lee Davies, Judy Pederson, Aaron Edwards, Zak Eickhoff, Rod Rayburn, Chuck Boden

MEMBERS ABSENT: Linda Hansen, Marlene Flaming, Roger Merritt

STAFF MEMBERS PRESENT: Judy Clark, County Planner; Michelle Bain, Recording Secretary; Tyler Volkmer, 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 Roggow stated that a current copy of the open meetings act of Nebraska is posted at the back of the room.

2. Pederson moved and Moorhead seconded the motion to approve the order of the agenda. Roll call vote: "Aye": Moorhead, Davies, Roggow, Rayburn, Eickhoff, Boden, Pederson, Edwards. "Nay": None. Absent: Hansen, Flaming, Merritt. Motion carried.
3. Boden moved and Pederson seconded the motion to approve the minutes of the October 11, 2022 meeting. Roll call vote: "Aye": Moorhead, Davies, Roggow, Rayburn, Eickhoff, Boden, Pederson, Edwards. "Nay": None. Absent: Hansen, Flaming, Merritt. Motion carried.
4. Public Hearing continued from October 11, 2022 File No. CU22-007 Discuss and consider action on a resolution for an application by Dawn Jessup for a conditional use permit to allow construction of a special events venue in a TA-1 Transitional Agricultural District on property located at 17863 E State Farm Rd and described as Lot 1 Mildred Administrative Subdivision of part of Government Lot 6 in the Fort McPherson Reservation in Section 6, Township 12 North, Range 28 West of the 6<sup>th</sup> P.M., Lincoln County, Nebraska.

Chair Roggow opened the public hearing.

This application was previously heard on October 11, 2022 and the Lincoln County Planning Commission made a motion to continue the public hearing to the November 8, 2022 meeting requiring the applicant to provide an engineered site plan for consideration. As requested, the applicant has provided a professional site plan and is requesting the application be considered again. The applicant generally states she is wanting to provide a worry-free location for any type of gathering. The facility will eventually include a sand volleyball court, outdoor theater, sunset gatherings and a fire pit and gazebo near the home. It is the idea that this venue will provide a relaxing atmosphere for family reunions, weddings, graduations and other gatherings. Jason Schultz, County Roads Superintendent, states he does not foresee any issues with the increased traffic on East State Farm Road associated with the proposed project. Any additional driveways or widening of existing driveway will need to be approved by the County Department of Roads. Planning Staff has no objections to the proposed project; however, based on the small size of the parcel, parking may need to be addressed. as deemed appropriate. There is only one property owner surrounding the entire site, that property is used as agricultural production, so the proposed project should not be detriment to the surrounding area.

Judy stated that the Planning Commission received an updated site plan and an official site plan. Edwards sent around some pictures of the site. They did get a permit to build the new building out there which is legal. Planning Commission may add reasonable conditions to the application.

Dawn Jessup, 2802 Wright Ave., was present to represent the application. She stated there is currently no fencing.

There was discussion among the Planning Commission and Ms. Jessup regarding possible conditions for the Conditional Use Permit. Among the discussion was safety for the neighbors, possible septic system and leech field issues, parking issues,

During the discussion, Attorney Volkmer was asked what the responsibility and liability is of the Planning Commission.

Mr. Volkmer stated Planning Commission needs to answer if it conforms with the Comprehensive Plan and does it conform with the Zoning Regulations.

Judy explained that this does meet those two things. Planning Commission has the ability to put stipulations on there.

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

After some discussion about the fence and whether they can require a certain type or height of fence, Chair Roggow stated the Planning Commission needs to approve whether to allow this to happen. The logistics is up to them.

Edwards moved and Pederson seconded the motion to adopt Resolution CU22-007 "A", which grants and approves the conditional use application by Dawn Jessup for a conditional use permit to allow construction of a special events venue in a TA-1 Transitional Agricultural District on property located at 17863 E State Farm Rd and described as Lot 1 Mildred Administrative Subdivision of part of Government Lot 6 in the Fort McPherson Reservation in Section 6, Township 12 North, Range 28 West of the 6th P.M., Lincoln County, Nebraska, and all elements of the application are complied with and with the following conditions:

1. a fence be constructed around the entire perimeter with the exception of the driveway
2. remove lean-to and trees for parking
3. cannot have bathroom or kitchen without addressing septic issue and addressing this board
4. occupancy cannot exceed approved parking

**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": Moorhead, Davies, Roggow, Rayburn, Eickhoff, Boden, Pederson, Edwards. "Nay": None. Absent: Hansen, Flaming, Merritt. Motion carried.

The recommendation will be sent to County Commissioners on Monday.

5. Old Business. There was no old business to be discussed.
6. New Business. There was no new business to be discussed.
7. Adjourn. Chair Roggow adjourned the meeting at 6:00 p.m.

Submitted by,

Michelle Bain  
Recording Secretary