

MINUTES OF THE MEETING OF THE LINCOLN COUNTY PLANNING COMMISSION HELD IN THE CITY HALL COUNCIL CHAMBERS ON THE 12<sup>th</sup> DAY OF AUGUST 2025. CHAIR ROGGOW CALLED THE MEETING TO ORDER AT 5:30 P.M.

MEMBERS PRESENT: Brent Roggow, Roger Merritt, Mitch Moorhead, Aaron Edwards, Zak Eickhoff, Lee Davies, Russ Miller

MEMBERS ABSENT: Marlene Flaming, Judy Pederson, Rod Rayburn, Chuck Boden (arrived at 5:34 p.m.)

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. Merritt moved and Edwards seconded the motion to approve the order of the agenda. Roll call vote: "Aye": Roggow, Merritt, Moorhead, Edwards, Eickhoff, Davies, Miller. "Nay": None. Absent: Flaming, Pederson, Rayburn, Boden. Motion carried.
3. Merritt moved and Moorhead seconded the motion to approve the minutes of the July 8, 2025 meeting. Roll call vote: "Aye": Roggow, Merritt, Moorhead, Edwards, Eickhoff, Davies, Miller. "Nay": None. Absent: Flaming, Pederson, Rayburn, Boden. Motion carried.
4. File No. SU25-003 Discuss and consider preliminary and final approval for Fuqua Subdivision located at 21477 South Highway 83.

Judy explained that the subdivision will split an existing 7.36-acre agricultural dwelling site from the remaining 610.83-acre agricultural property. A one lot subdivision typically goes through the process as an administrative subdivision and does not require planning commission approval; however, due to the shape of the lot, Planning Staff elected to have a planning commission review prior to moving the subdivision forward to the county board. Planning Staff has no objection to the subdivision. The applicant is asking to split the existing dwelling site from the agricultural property. The lot split includes a tree line that runs to the north (the north leg of the lot). It makes sense that the tree line be included on the same lot as the dwelling site. The subdivision is in conformance with the Lincoln County Comprehensive Plan and Zoning Regulations.

Boden arrived at 5:34 p.m.

Edwards moved to table until the survey is fixed.

Judy asked what the problem is with the survey.

Edwards stated there is an easement missing and a bearing is incorrect.

Merritt seconded the motion to table the application. Roll call vote: "Aye": Roggow, Boden, Merritt, Moorhead, Edwards, Eickhoff, Davies, Miller. "Nay": None. Absent: Flaming, Pederson, Rayburn. Motion carried.

5. Public Hearing File No. CU25-003 Discuss and consider action on an application by AHA III Properties, LLC for a conditional use permit to allow construction of a private recreational camp that will include 3 small cabins and 1 larger lodge. The property is located approximately 4 miles west of the Sutherland Reservoir in a TA-1 Transitional Agricultural District and described as Lots 4, 5, 6 & Accretions and Part of the N ½ S ½ of Section 8, Township 13 N, Range 34 W of the 6th P.M., Lincoln County, Nebraska.

Chair Roggow opened the public hearing.

Judy explained that the applicant generally states that they plan to construct sleeping quarters and a gathering space to be used for a private hunting retreat for friends and family, this is not a commercial operation. Traffic should not increase, and the development of the hunting retreat will not affect surrounding property values. Planning Staff has no objections to the proposed private hunting retreat. The property is located west of the Sutherland Reservoir and is surrounded by agricultural properties with limited agricultural dwellings. The hunting retreat will be seasonal, which should not be a detriment to surrounding property owners.

Glenn Tidyman, Sutherland, was present and stated he owns property to the east and is concerned hunting in that area might raise taxes, people hunting not respecting boundaries and fire.

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

There was discussion about the flood plain and existing improvements on the property.

Betty Tidyman, 29820 W. Tjaden, Sutherland, was present and stated their concern is this will become public hunting and not private.

Edwards moved and Eickhoff seconded the motion to adopt Resolution CU25-001 "A", which recommends approval of the conditional use application by AHA III Properties to allow a private hunting retreat located in Section 8-13-34 and all elements of the application are complied with and with the following condition:

1. Will not be used for commercial purposes.

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

6. Election of Officers.

Chair Roggow asked for nominations.

Eickhoff asked to step down from being Vice-Chair.

Davies nominated Brent Roggow for Chair.  
Edwards nominated Judy Pederson for Chair.

Roll call vote for Roggow for Chair. Aye: Boden, Merritt, Eickhoff, Roggow, Moorhead, Davies, Miller.  
Nay: Edwards. Absent: Flaming, Pederson, Rayburn, Boden.

Roggow is Chair.

Chair Roggow opened nominations for Vice-Chair.

Merritt nominated Edwards.  
Edwards nominated Pederson.

Roll call vote for Edwards for Vice-Chair. Aye: Edwards, Boden, Merritt, Eickhoff, Roggow, Moorhead, Davies, Miller. Nay: None. Absent: Flaming, Pederson, Rayburn, Boden.

Edwards is Vice-Chair.

Chair Roggow opened nominations for Vice-Chair/Secretary.

Merritt nominated Judy Pederson.

Roll call vote for Pederson for Vice-Chair/Secretary. Aye: Edwards, Boden, Merritt, Eickhoff, Roggow, Moorhead, Davies, Miller. Nay: None. Absent: Flaming, Pederson, Rayburn, Boden.

New Officers:

Chair – Roggow  
Vice-Chair – Edwards  
Vice-Chair/Secretary – Pederson

7. Old Business.

Edwards will have something ready by next month for discussion regarding the building inspector.

Judy stated she sent a letter to the venue that Edwards has brought up and it came back because address was wrong. She sent it out again and will give her a couple more weeks to respond then will try to call.

8. New Business.

There will be a Nuclear town hall in Sutherland on the 18th 4:30 to 6:30.

9. Adjourn. Chair Roggow adjourned the meeting at 6:00 p.m.

Submitted by,

Michelle Bain  
Recording Secretary