

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

MEMBERS PRESENT: Brent Roggow, Zak Eickhoff, Lee Davies, Vern Friesen, Judy Pederson, Marlene Flaming, Chuck Boden, Aaron Edwards

MEMBERS ABSENT: Russ Miller, Roger Merritt, Mitch Moorhead

STAFF MEMBERS PRESENT: Judy Clark, County Planner; Michelle Bain, Recording Secretary,

STAFF MEMBER ABSENT: 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. Edwards moved and Eickhoff seconded the motion to approve the order of the agenda. Roll call vote: "Aye": Roggow, Edwards, Eickhoff, Davies, Flaming, Pederson, Rayburn, Boden. "Nay": None. Absent: Miller, Merritt, Moorhead. Motion carried.
3. Boden moved and Friesen seconded the motion to approve the minutes of the October 14, 2025 meeting. Roll call vote: "Aye": Roggow, Edwards, Eickhoff, Davies, Flaming, Pederson, Rayburn, Boden. "Nay": None. Absent: Miller, Merritt, Moorhead. Motion carried.
4. File No. SU25-006 Discuss and consider action on an application by Raymond and Darice Sundstrom for preliminary and final approval of Clemmons Subdivision located at 8190 South Highland Drive in an R-2 Urban Density District on property described as Part of the NW ¼ of Section 31, Township 13 N, Range 30 W of the 6th P.M., Lincoln County, Nebraska.

Judy explained that the subdivision will create two new 1-acre lots. Planning Staff has no objection to the subdivision. The subdivision will be in conformance with the Lincoln County Comprehensive Plan, Zoning Regulations and Subdivision Regulations. Their plan is to build two new single family houses.

Edwards moved and Eickhoff seconded the motion to approve File No. SU25-006 Clemmons Subdivision. Roll call vote: "Aye": Roggow, Edwards, Eickhoff, Davies, Flaming, Pederson, Rayburn, Boden. "Nay": None. Absent: Miller, Merritt, Moorhead. Motion carried.

5. Old Business.

Edwards asked if Judy had heard anything on the event center.

Judy stated she didn't hear anything after the last letter so it is in the hands of the County Attorney. The County Board would have to revoke conditional use permits.

Edwards also asked about Fuqua Subdivision being taken to Commissioner's as an administrative subdivision and why it is filed as a regular subdivision.

Judy stated she could not have it changed with signatures taken off because the surveyor that did the subdivision no longer has his license.

For those that attended the NPZA online Fall Workshop, the sessions are available on a zoom link.

Pederson asked about the Comprehensive Plan.

Judy explained that the final is basically done. It has been sent to the steering committee to look at it. They are in the process of updating the zoning regulations to make sure they fit with the comprehensive plan. She hopes it will go public hearings starting in January. The housing study is complete just needs to go through the adoption. Planning Commission will all get a copy of the zoning regulations to look at and critique. It will include wind and solar regulations, accessory dwelling units, newer things that have come up.

6. New Business. There was no new business.
7. Adjourn. Chair Roggow adjourned the meeting at 5:40 p.m.

Submitted by,

Michelle Bain
Recording Secretary