

MINUTES OF THE MEETING OF THE LINCOLN COUNTY PLANNING COMMISSION HELD IN THE CITY HALL COUNCIL CHAMBERS ON THE 10th DAY OF MARCH 2026. CHAIR ROGGOW CALLED THE MEETING TO ORDER AT 5:30 P.M.

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

MEMBERS ABSENT: Roger Merritt, Mitch Moorhead, Marlene Flaming, Russ Miller (arrived at 5:35 p.m.), Chuck Boden (Arrived at 5:40 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. Edwards moved and Davies seconded the motion to approve the order of the agenda. Roll call vote: "Aye": Roggow, Edwards, Davies, Pederson, Friesen, Eickhoff. "Nay": None. Absent: Merritt, Moorhead, Miller, Flaming, Boden. Motion carried.
3. Edwards moved and Davies seconded the motion to approve the minutes of the January 13, 2026 meeting. Roll call vote: "Aye": Roggow, Edwards, Davies, Pederson, Friesen, Eickhoff. "Nay": None. Absent: Merritt, Moorhead, Miller, Flaming, Boden. Motion carried.
4. Public Hearing File No CU26-001 Discuss and consider action on an application by Jeffery and Robyn Huffman for a conditional use permit to allow a wedding/reception venue located at 12401 West Island Road in a TA-1 Transitional Agricultural District on property described as a tract of land in the Southeast Quarter of Section 15, Township 13 North, Range 29 West of the 6th P.M., Lincoln County, Nebraska.

Chair Roggow opened the public hearing.

Miller arrived at 5:35 p.m.

Judy stated that the applicants are requesting the conditional use permit to allow a wedding venue at their farm. They have no current need to build any new structure, they plan to use existing structures that include the barns, granary and houses. The proposed use will increase traffic, but they don't feel that it will be a detriment to adjoining properties, the county roads seem to be in good condition and the county has done a good job of maintaining them. A private well exists and will be adequate to accommodate the use. Additionally, there are three existing septic systems on site that are in good working condition. The wedding venue would be a seasonal business primarily used from late April through October. It is anticipated that the largest wedding that could be accommodated would be around 400 guests, which would equate to approximately 100-150 vehicles, which they feel the property can adequately site. The surrounding property is currently owned by extended family. Planning Staff has no objections to the proposed wedding/reception venue. The property is a large site, 73.34 acres, and easily accessed from West Island Road, which is a county-maintained road. The property is also surrounded entirely by one property owner, C&DW Farms, which the applicant has stated are the applicants' parents and is vacant agricultural property. Additionally, with the existing well and septic tanks already on site, it appears the infrastructure is in place that will adequately accommodate this type of venue.

Jeffrey Huffman was present and introduced his father-in-law that owns all the property surrounding his site. He stated they have held a wedding for a relative and will be holding another one for his daughter this summer. They had plenty of parking.

Davies asked about the availability of bathrooms during events.

Mr. Huffman stated they have 6 bathrooms in the barn and it seemed to work well for the wedding that was around 300 people. They have 3 septic systems so it shouldn't be an issue.

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

Boden arrived at 5:40.

Davies moved and Edwards seconded the motion to adopt Resolution CU26-001 "A", which recommends approval of the conditional use application by Jeffery and Robyn Huffman to allow a wedding/reception venue located at 12401 West Island Road 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": Roggow, Edwards, Davies, Pederson, Friesen, Eickhoff, Miller, Boden. "Nay": None. Absent: Merritt, Moorhead, Flaming. Motion carried.

5. Public Hearing File No. CU26-002 Discuss and consider action on an application by Neil and Casandra Sundstrom for a conditional use permit to allow a small scale campground with RV sites located at 10960 Miller Road in a TA-1 Transitional Agricultural District on property described as Lot 13 and the West ½ of Lot Fourteen in Section 3, Township 12 North, Range 28 West of the 6th P.M., Lincoln County, Nebraska.

Chair Roggow opened the public hearing.

Judy stated that the applicants are requesting the conditional use permit to allow a small-scale, well-managed RV site to accommodate travelers, temporary workers, and visitors seeking quiet short-term stays. The proposed RV sites will provide a low-impact lodging option supporting local travel while maintaining the rural character of the area. No new permanent structures are proposed; the project consists only of designated RV parking spaces with electrical hookups. Improvement would be minimal and limited to site preparation and utility connections. The site will be electric-only, no water or sewer connections are proposed, guests would be required to use fully contained RVs. Traffic should be minimal and won't be a detriment to surrounding properties. Planning Staff has no objections to the proposed campground with RV sites. The application proposes 6 RV sites with electrical utilities only. The property is a large parcel consisting of 49.97 acres and is accessed from S Miller Road, which is a county-maintained road and will be able to adequately site a campground with RV sites. The property is surrounded by vacant agricultural property and the project should not be a detriment to surrounding properties. One item not mentioned in the application that Planning Commission may want to consider is trash removal/containment.

Neil and Cassie Sundstrom were present and discussed the project.

Pederson asked about the trash removal and if they would have concrete pads.

Mrs. Sundstrom stated that they have two Schaben dumpsters and one would be within about 100' from the campers. She also mentioned the space is remote and they are going to target short term stays and possibly people traveling with horses. They will have gravel pads for now but hope to put in concrete in the future.

Miller asked about the possibility of putting a condition on it to allow them to expand without coming back to the board.

Attorney Volker stated since they did not ask for an expansion, planning commission needs to consider the application in front of them. If they decide to expand they will have to resubmit an application.

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

Friesen moved and Edwards seconded the motion to adopt Resolution CU26-001 "A", which recommends approval of the conditional use application by Neil and Casandra Sundstrom to allow a small-scale campground with RV sites located at 10960 Miller Road 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": Roggow, Edwards, Davies, Pederson, Friesen, Eickhoff, Miller, Boden. "Nay": None. Absent: Merritt, Moorhead, Flaming. Motion carried.

6. Public Comment Period. There were no public comments.

7. Old Business.

Pederson mentioned the LB 663 that passed regarding the shot clock and needing to change our regulations.

Judy stated she is reviewing the legislative bill and is working with the consultant and will probably reach out to the Attorney. It looks like not as much will have to be changed as was originally thought.

Judy mentioned the NPZA conference and the award that was given to the Village of Hershey Planning Commission and Gary Person, President of North Platte Chamber and Development Corporation.

8. New Business. There was no new business.

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

Submitted by,

Michelle Bain
Recording Secretary