

MINUTES OF THE MEETING OF THE LINCOLN COUNTY PLANNING COMMISSION HELD IN THE CITY HALL COUNCIL CHAMBERS ON THE 14th DAY OF APRIL 2026. CHAIR ROGGOW CALLED THE MEETING TO ORDER AT 5:30 P.M.

MEMBERS PRESENT: Brent Roggow, Lee Davies, Vern Friesen, Aaron Edwards, Mitch Moorhead, Chuck Boden

MEMBERS ABSENT: Marlene Flaming, Russ Miller, Zak Eickhoff, Judy Pederson, 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. Edwards moved and Moorhead seconded the motion to approve the order of the agenda. Roll call vote: "Aye": Roggow, Edwards, Davies, Moorhead, Boden, Friesen. "Nay": None. Absent: Pederson, Merritt, Miller, Flaming, Eickhoff. Motion carried.
3. Moorhead moved and Boden seconded the motion to approve the minutes of the March 10, 2026 meeting. Roll call vote: "Aye": Roggow, Edwards, Davies, Moorhead, Boden, Friesen. "Nay": None. Absent: Pederson, Merritt, Miller, Flaming, Eickhoff. Motion carried.
4. File No. SU26-002 Discuss and consider action on an application by Angela Chittick, Personal Representative for Willis Roethemeyer, and Robert and Sally Thompson for Prairie View Acres 3rd Subdivision located at 291 East Old Barn Road in an R-2 Urban Density Residential District on property described as Lot 7, Block 3 Prairie View Acres Second Subdivision and part of the NW ¼ and part of the S ½ of Section 33, Township 13 N, Range 30 W of the 6th P.M., Lincoln County, Nebraska.

Judy stated that the subdivision will add approximately 1.26 acres to an existing 1.08 acre lot. No new structure will be allowed to be built in the tower fall zone as indicated on the plat and the purchaser is fully aware of that. Planning Staff has no objection to the subdivision. The subdivision is in conformance with the Lincoln County Comprehensive Plan, Zoning Regulations and Subdivision Regulations. There are some errors on the signature blocks on the plat that will need to be corrected but the subdivision itself is fine. The errors can be corrected prior to being presented to the Board of Commissioners.

Edwards moved and Davies seconded the motion to approve File No. SU26-002 Prairie View Acres 3rd Subdivision with the corrections mentioned. Roll call vote: "Aye": Roggow, Edwards, Davies, Moorhead, Boden, Friesen. "Nay": None. Absent: Pederson, Merritt, Miller, Flaming, Eickhoff. Motion carried.

5. Public Hearing File No Z26-001 Discuss and consider action on an application by William and Kathy Westman to rezone certain land from a TA-1 Transitional Agricultural District to an R-1 Rural Estates Residential District located at 8687 West State Farm Road on property described as Lot 1 McCall Administrative Subdivision, Lincoln County, Nebraska.

Chair Roggow opened the public hearing.

Judy stated that the applicant generally states that they plan to split the existing home site into two lots to allow for a 2nd dwelling, which requires the rezoning. There should be no affect on traffic in the area as this would be a new single family home with residential traffic. Planning Staff has no objections to the rezoning and proposed residential development. The comprehensive plan shows this lot as residential so the rezoning is in conformance with the comprehensive plan. The surrounding area is generally used as a combination of residential development and agricultural property and should not be a detriment to the immediate area. The property abuts both West State Farm Road and Wagon Trail Road providing both properties with easy access to county improved roads. If the rezoning is approved, the property owner will submit a subdivision splitting the property into two lots prior to construction.

Judy further explained that the property has been surveyed at less than 6 acres so in order to split it into two they have to rezone it to a residential type zone.

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

Davies moved and Moorhead seconded the motion to adopt Resolution Z26-001 "A", which recommends approval of the rezoning application by William and Kathy Westman to rezone certain land from an TA-1 Transitional Agricultural District to an R-1 Rural Estates District on property located at 8687 West State Farm Road and described as Lot 1 McCall Administrative Subdivision, Lincoln County, Nebraska. Roll call vote: "Aye": Roggow, Edwards, Davies, Moorhead, Boden, Friesen. "Nay": None. Absent: Pederson, Merritt, Miller, Flaming, Eickhoff. Motion carried.

6. Public Comment Period. No one spoke.

7. Old Business.

Judy stated she was asked by the County Commissioners to have the Planning Commission form a committee to discuss whether a county building inspector would be feasible. This committee will include Planning Commission members only. The Commissioners are requesting the committee examine things like scope of responsibilities, reporting structure, funding structure and inter-local options, permit fee restructuring, financial projections, etc. Also, the committee should give consideration to something that has extremely minimal impact on the county budget, doesn't create an entirely new department, and preferably can be revenue neutral. They should target fiscal year 2027. She will plan to send an email to the committee members in a month or so.

The suggested committee members are Roggow, Edwards, Pederson, Davies and Eickhoff.

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