

Minutes
May 13, 2024
Planning Commission Meeting

The agenda for this meeting was posted in the legal paper of record, the Sarpy County Times, on May 1, 2024.

Chairman Alan Mueller opened the public meeting at 7:01 pm. Pledge of Allegiance was said. Mueller stated that the open meetings act is posted on the wall in the back of the room. Planning Commission members Althouse, Crofoot, Felthousen, Mueller and Dennis met as advertised. Tesar, Staben, Sullivan and Grotrian were absent.

Approval of minutes: A motion was made by Crofoot, seconded by Althouse to approve the minutes from the March 11th meeting. A voice vote followed with all voting aye.

First item on the agenda – Residential Acreage Development – parcel 130126764 – Owner: NEBCO, Inc. – Applicant – Lamp Rynearson – Legal Description: TAX LOT 2 NW1/4 N OF RR 31-11-11 (10.01 acres). Mueller asked Jensen to introduce this first item. Jensen stated that his review concludes this application meets Cass County Zoning Regulations.

A representative with Lamp Rynearson, Matt Tinkham, was present to answer any questions on this item. Mueller asked if there were any questions or discussions. Jensen stated it was a clean section with no splits. Althouse verified that the owner of the property, NEBCO, was splitting this. Felthousen asked if this was an existing house sitting on the property. Mueller confirmed it was. Mueller stated that since there was no more discussion or questions, he made a motion to approve this Residential Acreage Development as presented. Seconded by Felthousen. A voice vote followed with all voting aye. Motion carried. This will go before the Board of Commissioners on June 4th at 8 am in the Commissioner’s Room.

The second item on the agenda was a report from Jim Crofoot on information obtained when attending the 2024 NPZA Conference in Kearney March 6, 7 & 8th. Crofoot typed up highlights including legal issues. He stated they had some good suggestions for our public hearings. Some of the suggestions were:

- Outlining the rules before opening the hearing to the public.
- Have a switch on the podium microphone to enable turning it off.
- Allow each person wanting to speak to only speak once.

These can be added to the Open Meetings By-Laws. Jensen stated we are open to make our own and would not need to be approved by the Commissioners but they would need to know that we do have our own by-laws. Althouse suggested that the time to speak be changed to 5 minutes if they can only speak once. Discussion followed on this subject – and followed with discussion on the Finding of Facts handout. Althouse suggested having an attorney at the meeting for the big projects to keep the meeting on track. Jensen mentioned the handout on legal issues at the NPZA Conference in which Dave Ptak discussed the Legislative Bills and the synopsis of what they are all about was extremely interesting. One of the Legislative Bills discussed were LB399 – Solar and Wind. Crofoot stated the conference was very informative and he’s glad he attended and encourages others to attend in the future.

Jensen discussed next month’s meeting – we are aiming for June 3rd, but if we can’t get everything together by then, it may be on June 17th. He will update everyone closer to the date. He also discussed what was going to be on the agenda for next month.

Mueller requesting that Jensen put a sheet together of his recommendations and the reasons for them in regards to what they learned at the NPZA conference and the resolutions that will be presented at the next meeting.

A motion was made by Crofoot to close the meeting. Seconded by Mueller. A voice vote followed with all members voting aye. Meeting closed at 7:56 pm.

Linda Brouhard
Recording Secretary

*These minutes will not be approved until the next Planning Commission Meeting and are subject to change.

