

MINUTES OF THE
KEARNEY COUNTY PLANNING COMMISSION
May 12th, 2015

A meeting of the Kearney County Planning Commission was called to order by Vice-Chairman Boyd Jacobsen in the Assembly room of the Courthouse in Minden, Nebraska Kearney County at 8:00 pm on May 12th, 2015.

Roll Call: Boyd Jacobsen, Patty Lundein, Dawn Thompson, Jody Casper, Malcom Dornhoff

Members absent: John Kuehn, Scott Torske, Terry Buettner, Tom Anderson

Also present was Kearney County Zoning Administrator Joseph Anderson and Kearney County Attorney Melodie Bellamy

All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

Vise-Chairman Boyd Jacobsen ask if everyone had a chance to review the agenda and asked for a motion to approve the agenda.

Malcom Dornhoff made a motion to approve the agenda, Patty Lundein seconded

Aye: Boyd Jacobsen, Patty Lundein, Dawn Thompson, Jody Casper, Malcom Dornhoff

Nay: None

Members absent: John Kuehn, Scott Torske, Terry Buettner, Tom Anderson

Zoning administrator Joseph Anderson asked if everyone had a chance to look over the comprehensive plan and the subdivision regulations that Lonnie Dickson had prepared. Joseph Anderson also went over some of the changes that he thought would be good in the subdivision regulations.

After the board discussed this issues Boyd Jacobsen stated that he felt that more of the board members should be present before the board should take action. And this would also give the board members more time to go over the proposed regulations and Comprehensive Plan.

Vise-Chairman Boyd Jacobsen asked if there was any other discussion. With no other business Dawn Thompson made a motion to adjourn at 9:00 pm Boyd Jacobsen seconded

Aye: Boyd Jacobsen, Patty Lundein, Dawn Thompson, Jody Casper, Malcom Dornhoff

Nay: None

Members absent: John Kuehn, Scott Torske, Terry Buettner, Tom Anderson

MINUTES OF THE
KEARNEY COUNTY PLANNING COMMISSION
June 9th, 2015

A meeting of the Kearney County Planning Commission was called to order by Chairman John Kuehn in the Assembly room of the Courthouse in Minden, Nebraska Kearney County at 7:33 pm on June 9th, 2015.

Roll Call: John Kuehn, Boyd Jacobsen, Patty Lundein, Dawn Thompson, Malcom Dornhoff

Members absent: Scott Torske, Terry Buettner, Tom Anderson, Jody Casper

Also present was Kearney County Zoning Administrator Joseph Anderson and Kearney County Attorney Melodie Bellamy

All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

Chairman John Kuehn ask if everyone had a chance to review the agenda and asked for a motion to approve the agenda.

Malcom Dornhoff made a motion to approve the agenda, Patty Lundein seconded

Aye: John Kuehn, Boyd Jacobsen, Patty Lundein, Dawn Thompson, Malcom Dornhoff

Nay: None

Members absent: Scott Torske, Terry Buettner, Tom Anderson, Jody Casper

Zoning administrator Joseph Anderson asked if everyone had a chance to look over the comprehensive plan and the subdivision regulations that Lonnie Dickson had prepared. Joseph Anderson and Melodie Bellamy also went over some of the changes that they thought would be good in the Comprehensive plan and subdivision regulations.

After the board discussed this issues John Kuehn stated that he would like to see a final draft of the Comprehensive plan and the subdivision regulations at the next meeting and then have a public hearing after that sometime.

Chairman John Kuehn asked if there was any other discussion. With no other business Dawn Thompson made a motion to adjourn at 10:30 pm Boyd Jacobsen seconded

Aye: John Kuehn, Boyd Jacobsen, Patty Lundein, Dawn Thompson, Malcom Dornhoff

Nay: None

Members absent: Scott Torske, Terry Buettner, Tom Anderson, Jody Casper

MINUTES OF THE
KEARNEY COUNTY PLANNING COMMISSION
October 13th, 2015

A meeting of the Kearney County Planning Commission was called to order by Chairman John Kuehn in the Assembly room of the Courthouse in Minden, Nebraska Kearney County at 8:00 pm on October 13th, 2015.

Roll Call: John Kuehn, Boyd Jacobsen, Patty Lundein, Dawn Thompson, Malcom Dornhoff, Scott Torske, Terry Buettner, and Jody Casper

Members absent: Tom Anderson

Also present was Kearney County Zoning Administrator Joseph Anderson and Kearney County Attorney Melodie Bellamy

All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

Chairman John Kuehn called for a motion to open public hearing to hear comments on special use permit filled by Joel Kuehn of Kuehn Seeds LLC of Heartwell NE. Terry Buettner made a motion to open public hearing at 8:05 pm Patty Lundein seconded this motion

Aye: John Kuehn, Boyd Jacobsen, Patty Lundein, Dawn Thompson, Malcom Dornhoff, Scott Torske, Terry Buettner, and Jody Casper

Nay: None

Members Absent: Tom Anderson

Chairman John Kuehn stepped away from the table and became a member of the public due to family being the applicant for the special use permit. Vice Chairman Boyd Jacobsen took over to run the public hearing

Boyd Jacobsen asked Joel Kuehn of Kuehn Seeds LLC to present his project to the Planning Commission he explained that they are moving their seed corn business from their place of residence about ½ mile north of this location to this location. They are putting up a 75' x 100' building with 4 bulk seed bins on the south side of the building. They do not plan of taking out any more trees than what they already have to make a driveway into the property.

Board members asked about security on this property since no one is going to live there. Joel stated that they will have cameras and a security system installed.

Zoning Administrator stated that the Highway Superintendent wanted to make sure that there was plenty of parking so there would not be any vehicles parked on the right-of-way.

Zoning Administrator presented a report explain his thought and concerns for the project. Overall this was a fitting location for this type of business and with this being a non-crop area if was not taken any crop land out of production and this is not an ideal location for any residential use due to the close proximity to the highway. And the only concerns that were at this time was the increase of traffic during certain times of year.

Vice Chairman Boyd Jacobsen asked if there was any one else that had any more questions or comments for the board. And with no other questions or comments Boyd Jacobsen called for a motion to close the public hearing. Terry Buettner made a motion to close the public hearing at 8:10 pm Dawn Thompson seconded.

Aye: Boyd Jacobsen, Patty Lundein, Dawn Thompson, Malcom Dornhoff, Scott Torske, Terry Buettner, and Jody Casper

Nay: None

Abstain: John Kuehn

Members Absent: Tom Anderson

Vice-Chairman Boyd Jacobsen asked if there was any more discussion on this issue. Terry Buettner made a motion or recommend approval of the special use permit. Scott Torske seconded this motion.

Aye: Boyd Jacobsen, Patty Lundein, Dawn Thompson, Malcom Dornhoff, Scott Torske, Terry Buettner, and Jody Casper

Nay: None

Abstain: John Kuehn

Members Absent: Tom Anderson

John Kuehn stepped back to the table to be Chairman of the Joint Planning Commission

Zoning Administrator presented the board with the updated Comprehensive plan and subdivision regulations and asked the board if they are ready to have a public hearing to approve the updates. Board members discussed this and all felt that they are ready to proceed with the public hearing at the next board meeting.

Chairman John Kuehn stated that the next board meeting in November that the Joint Planning Commission will hold a public hearing on the updates to the Comprehensive Plan and Subdivision regulations.

Chairman John Kuehn asked if there was anything else that the board would like to discuss. With no other business Terry Buettner made a motion to adjourn seconded by Malcom Dornhoff

Aye: John Kuehn, Boyd Jacobsen, Patty Lundein, Dawn Thompson, Malcom Dornhoff, Scott Torske, Terry Buettner, and Jody Casper

Nay: None

Members Absent: Tom Anderson

Meeting adjourned at 8:30 pm

MINUTES OF THE
KEARNEY COUNTY PLANNING COMMISSION
November 16th, 2015

A meeting of the Kearney County Planning Commission was called to order by Vice-Chairman Boyd Jacobsen in the Assembly room of the Courthouse in Minden, Nebraska Kearney County at 7:33 pm on November 16th, 2015.

All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

Roll Call: Tom Anderson, Boyd Jacobsen, Patty Lundein, Dawn Thompson, Malcom Dornhoff

Members absent: John Kuehn, Terry Buettner, Scott Torske, Jody Casper

Also present was Kearney County Zoning Administrator Joseph Anderson

Vice-Chairman Boyd Jacobsen called for a motion to approve the agenda as presented. Tom Anderson made a motion to approve the agenda, Patty Lundein seconded

Aye: Tom Anderson, Boyd Jacobsen, Patty Lundein, Dawn Thompson, Malcom Dornhoff

Nay: None

Members absent: John Kuehn, Terry Buettner, Scott Torske, Jody Casper

Zoning administrator asked if board members had reviewed the Comprehensive Plan, Subdivision Regulations and Zoning Regulations and if there was anything that needed to be discussed prior the opening of the public hearing. Board members discussed zoning regulations and some of the changes that should be made. Malcom Dornhoff made a motion to go into public hearing at 7:50 pm, Patty Lundein seconded.

Aye: Tom Anderson, Boyd Jacobsen, Patty Lundein, Dawn Thompson, Malcom Dornhoff

Nay: None

Members absent: John Kuehn, Terry Buettner, Scott Torske, Jody Casper

Lonnie Dickson of Hanna-Keelan Associates opened the public hearing with final draft of the 2025 Kearney County Comprehensive Plan and the Subdivision Regulations of 2015.

Wendy Clark spoke with the board about zoning regulations and wanting to make sure that there are regulations in place that will protect the citizens of Kearney County and the natural resources that Kearney County has. One of her main concerns is the “Large Animal Feeding Operations” and how they affect the people of the county and the natural resources of the county.

After some more discussion about the Comprehensive Plan and Zoning regulations Malcom Dornhoff made a motion of close the public hearing at 8:56 pm, Patty Lundein seconded.

Aye: Tom Anderson, Boyd Jacobsen, Patty Lundein, Dawn Thompson, Malcom Dornhoff

Nay: None

Members absent: John Kuehn, Terry Buettner, Scott Torske, Jody Casper

After some more discussion about the Comprehensive Plan, Subdivision Regulations and Zoning Regulations Patty Lundein felt that the board was ready to move forward with the Comprehensive Plan and Subdivision regulations but wanted more time to look over the changes to the zoning regulations and have more people at the meeting next month.

Patty Lundein made a motion to recommend approval of the 2025- Comprehensive Plan and the Subdivision Regulations, Dawn Thompson seconded

Aye: Tom Anderson, Boyd Jacobsen, Patty Lundein, Dawn Thompson, Malcom Dornhoff

Nay: None

Members absent: John Kuehn, Terry Buettner, Scott Torske, Jody Casper

Dawn Thompson made a motion to table the discussion of the Zoning Regulations changes tell next meeting, Malcom Dornhoff seconded.

Aye: Tom Anderson, Boyd Jacobsen, Patty Lundein, Dawn Thompson, Malcom Dornhoff

Nay: None

Members absent: John Kuehn, Terry Buettner, Scott Torske, Jody Casper

Vice-Chairman Boyd Jacobsen asked if there was anything else that the board would like to discuss. With no other business Tom Anderson made a motion to adjourn seconded by Patty Lundein

Aye: Tom Anderson, Boyd Jacobsen, Patty Lundein, Dawn Thompson, Malcom Dornhoff

Nay: None

Members absent: John Kuehn, Terry Buettner, Scott Torske, Jody Casper

Meeting adjourned at 9:15 pm

MINUTES OF THE
KEARNEY COUNTY PLANNING COMMISSION
December 14th, 2015

No meeting on December 14th, 2015 due to lack of quorum.