

MINUTES OF THE
KEARNEY COUNTY PLANNING COMMISSION
January 8th, 2018

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 7:32 pm on January 8th, 2018.

All proceedings hereafter shown were taken while the meeting was open to the attendance of the public and in accordance of the Open Meeting Act.

Roll Call:

Members Present: John Kuehn, Patty Lundeen, Jody Casper, Malcom Dornhoff, Dawn Thompson

Members Absent: Scott Torske, Tom Anderson, Terry Buettner, Boyd Jacobsen

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

Chairman John Kuehn asked if everyone had a chance to look over the minutes from the last meeting on June 12th, 2017. After reviewing minutes Patty Lundeen made a motion to approve the minutes seconded by Dawn Thompson.

Aye: John Kuehn, Patty Lundeen, Jody Casper, Malcom Dornhoff, Dawn Thompson

Nay: NONE

Members Absent: Scott Torske, Tom Anderson, Terry Buettner, Boyd Jacobsen

Chairman John Kuehn asked for a motion to go into public hearing for Application for Special Use Permit by Leslie and Susanna Smith. Jody Casper made a motion to open public hearing at 7:34 pm. Seconded by Patty Lundeen.

Aye: John Kuehn, Patty Lundeen, Jody Casper, Malcom Dornhoff, Dawn Thompson

Nay: NONE

Members Absent: Scott Torske, Tom Anderson, Terry Buettner, Boyd Jacobsen

Randy Fair Attorney for applicant opened the meeting and explained the project and what they are wanting to do. Leslie and Susanna Smith had been contacted by Innovative Solar Systems about building a large scale solar panel farm but the size of the project is not set yet. And since Kearney County does not have regulations pertaining to solar power they are wanting to make sure that it would be allowed before Innovative Solar Systems would proceed with the project.

- Matt Cederburg asked if there was more information about the concept and layout of the project so he would be able to have a better idea on how it might affect his property.
- Dean Marsh stated that there are a number of other solar farms in Nebraska and that there needs to be some more research done on how this farm would affect the residence in Kearney County and how it would affect the land with that land being very sandy soil the possibility of a blowout is possible if the soil is not covered or something done to stabilize the ground.
- Ross Bruning asked what this ground is currently zoned and if it would have to be rezoned.
- Joseph Anderson Responded to Ross and stated that this land is currently zoned RC and would not have to be rezoned but a special use permit would be needed first.
- Jake Olsen asked how long of lease would this be.

- Randy Fair responded and stated that no lease has been signed yet but thinks a typical lease is between 20 and 40 years.
- Randy Fair explained that they are just wanting to get the process started and that they realize that this is a project that does not happen overnight. But they have to start somewhere.
- Patty Lundeen spoke to Randy Fair and the other members of the audience and stated that the Joint Planning Commission will need to have more information in order to be able to make an informed decision on how this would affect Kearney County and surrounding land owners.
- John Kuehn stated that he feels that Kearney County should look at some other county regulations and possibly adopt some in Kearney County.
- Randy Fair asked the board what some of the information that they would need from him or the applicant that would be needed.
- Matt Cederburg asked if the board could have a concept drawing before the board would make a decision.
- David Heun talked about the solar farm in Kearney and stated that they would be good to contact to see what all was needed before that farm was built.
- Matt Cederburg asked if there would be any way to know how this solar farm would have any economic impact on Kearney County and surrounding property.
- Ross Bruining stated that he felt the board needed more information before the board could make a good decision.
- Kearney County Attorney explained to the board some of their options and what the process would be for those options.

Chairman John Kuehn asked if there was anyone else from the public that would like to comment. With no other comments John Kuehn asked for a motion to close the public hearing. Malcom Dornhoff made a motion to close public hearing at 8:17 pm seconded by Patty Lundeen

Aye: John Kuehn, Patty Lundeen, Jody Casper, Malcom Dornhoff, Dawn Thompson

Nay: NONE

Members Absent: Scott Torske, Tom Anderson, Terry Buettner, Boyd Jacobsen

After discussion Malcom Dornhoff made a motion to Table the application for Special Use Permit until more information and regulations could be reviewed seconded by Dawn Thompson,

Aye: John Kuehn, Patty Lundeen, Jody Casper, Malcom Dornhoff, Dawn Thompson

Nay: NONE

Members Absent: Scott Torske, Tom Anderson, Terry Buettner, Boyd Jacobsen

The Kearney County Joint Planning Commission asked Joseph Anderson and Melodie Bellamy if they could review some regulations from other counties and present some to the board at the next meeting. And then the board could discuss these regulations and see if they needed to try and adopt some for solar farms.

Patty Lundeen made a motion to adjourn at 8:30 pm seconded by Dawn Thompson.

Aye: John Kuehn, Patty Lundeen, Jody Casper, Malcom Dornhoff, Dawn Thompson

Nay: NONE

Members Absent: Scott Torske, Tom Anderson, Terry Buettner, Boyd Jacobsen

MINUTES OF THE
KEARNEY COUNTY PLANNING COMMISSION
February 5th, 2018

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 7:40 pm on February 5th, 2018.

All proceedings hereafter shown were taken while the meeting was open to the attendance of the public and in accordance of the Open Meeting Act.

Roll Call:

Members Present: John Kuehn, Patty Lundeen, Jody Casper, Tom Anderson, Dawn Thompson

Members Absent: Scott Torske, Malcom Dornhoff, Terry Buettner, Boyd Jacobsen

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

Chairman John Kuehn asked if everyone had a chance to look over the minutes from the last meeting on January 8th, 2018. After reviewing minutes Patty Lundeen made a motion to approve the minutes seconded by Dawn Thompson.

Aye: John Kuehn, Patty Lundeen, Jody Casper, Tom Anderson, Dawn Thompson

Nay: NONE

Members Absent: Scott Torske, Malcom Dornhoff, Terry Buettner, Boyd Jacobsen

John Kuehn stated that at the last meeting the board did not reorganize and needs to reorganize. John Kuehn asked if there were any nominations for Chairman of the Board. Jody Casper nominated John Kuehn to be Chairman of the Kearney County Joint Planning Commission and made a motion that nominations cease. Patty Lundeen seconded this motion.

Aye: John Kuehn, Patty Lundeen, Jody Casper, Tom Anderson, Dawn Thompson

Nay: NONE

Members Absent: Scott Torske, Malcom Dornhoff, Terry Buettner, Boyd Jacobsen

John Kuehn asked for nominations for Vice Chairman of the Board. Jody Casper nominated Dawn Thompson and made a motion that all nominations cease. Patty Lundeen Seconded.

Aye: John Kuehn, Patty Lundeen, Jody Casper, Tom Anderson, Dawn Thompson

Nay: NONE

Members Absent: Scott Torske, Malcom Dornhoff, Terry Buettner, Boyd Jacobsen

John Kuehn asked for nominations for secretary of the board. Jody Casper nominated Joseph Anderson Planning and Zoning Administrator as the Secretary of the board and made a motion that all nominations cease. Patty Lundeen Seconded.

Aye: John Kuehn, Patty Lundeen, Jody Casper, Tom Anderson, Dawn Thompson

Nay: NONE

Members Absent: Scott Torske, Malcom Dornhoff, Terry Buettner, Boyd Jacobsen

John Kuehn asked for nominations for the liaison member to the Board of Zoning Adjustments. Jody Casper nominated Patty Lundeen as liaison member of the Board of Zoning Adjustments and made a motion that all nominations cease. Dawn Thompson seconded.

Aye: John Kuehn, Patty Lundeen, Jody Casper, Tom Anderson, Dawn Thompson

Nay: NONE

Members Absent: Scott Torske, Malcom Dornhoff, Terry Buettner, Boyd Jacobsen

Dawn Thompson made a motion that all nominations be approved. Seconded by Jody Casper.

Aye: John Kuehn, Patty Lundeen, Jody Casper, Tom Anderson, Dawn Thompson

Nay: NONE

Members Absent: Scott Torske, Malcom Dornhoff, Terry Buettner, Boyd Jacobsen

Joseph Anderson and Melodie Bellamy presented to the board a copy of the draft regulations that have some language dealing with solar farms and some regulations from other counties dealing with solar farms. After reviewing and discussing changes the board wanted to see some more changes and follow some of the regulations found in other county regulations and have Joseph Anderson present an updated draft at the next meeting.

Chairman John Kuehn asked if there was any other business that needed to be discussed. With no other business Tom Anderson made a motion to adjourn at 9:07 pm seconded by Patty Lundeen.

Aye: John Kuehn, Patty Lundeen, Jody Casper, Tom Anderson, Dawn Thompson

Nay: NONE

Members Absent: Scott Torske, Malcom Dornhoff, Terry Buettner, Boyd Jacobsen

Next Meeting set for March 5th, 2018 at 7:30 pm

MINUTES OF THE
KEARNEY COUNTY PLANNING COMMISSION
March 5th, 2018

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 7:31 pm on March 5th, 2018.

All proceedings hereafter shown were taken while the meeting was open to the attendance of the public and in accordance of the Open Meeting Act.

Roll Call:

Members Present: John Kuehn, Patty Lundeen, Jody Casper, Tom Anderson, Dawn Thompson

Members Absent: Scott Torske, Malcom Dornhoff, Terry Buettner, Boyd Jacobsen

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

Chairman John Kuehn asked if everyone had a chance to look over the minutes from the last meeting on February 5th, 2018. After reviewing minutes Dawn Thompson made a motion to approve the minutes seconded by Patty Lundeen.

Aye: John Kuehn, Patty Lundeen, Jody Casper, Tom Anderson, Dawn Thompson

Nay: NONE

Members Absent: Scott Torske, Malcom Dornhoff, Terry Buettner, Boyd Jacobsen

John Kuehn asked if there was any new business that needed to be discussed. And with no new business John Kuehn went into old business and the review the draft solar regulations. Joseph Anderson presented to the board changes that the Kearney County Attorney had suggested. The board review and discussed proposed changes. After going through proposed changes the board felt that another meeting to discuss regulations was needed before they would be ready to take to public hearing. Joseph Anderson is going to make to proposed changes and send out the revised regulation to board members for the next meeting. Which was set on March 26th, 2018 at 7:30 pm.

Chairman John Kuehn asked if there was any other business that needed to be discussed. With no other business Patty Lundeen made a motion to adjourn at 8:45 pm seconded by Jody Casper.

Aye: John Kuehn, Patty Lundeen, Jody Casper, Tom Anderson, Dawn Thompson

Nay: NONE

Members Absent: Scott Torske, Malcom Dornhoff, Terry Buettner, Boyd Jacobsen

Next Meeting set for March 26th, 2018 at 7:30 pm

MINUTES OF THE
KEARNEY COUNTY PLANNING COMMISSION
March 5th, 2018

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 7:31 pm on March 5th, 2018.

All proceedings hereafter shown were taken while the meeting was open to the attendance of the public and in accordance of the Open Meeting Act.

Roll Call:

Members Present: John Kuehn, Patty Lundeen, Jody Casper, Tom Anderson, Dawn Thompson

Members Absent: Scott Torske, Malcom Dornhoff, Terry Buettner, Boyd Jacobsen

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

Chairman John Kuehn asked if everyone had a chance to look over the minutes from the last meeting on February 5th, 2018. After reviewing minutes Dawn Thompson made a motion to approve the minutes seconded by Patty Lundeen.

Aye: John Kuehn, Patty Lundeen, Jody Casper, Tom Anderson, Dawn Thompson

Nay: NONE

Members Absent: Scott Torske, Malcom Dornhoff, Terry Buettner, Boyd Jacobsen

John Kuehn asked if there was any new business that needed to be discussed. And with no new business John Kuehn went into old business and the review the draft solar regulations. Joseph Anderson presented to the board changes that the Kearney County Attorney had suggested. The board review and discussed proposed changes. After going through proposed changes the board felt that another meeting to discuss regulations was needed before they would be ready to take to public hearing. Joseph Anderson is going to make to proposed changes and send out the revised regulation to board members for the next meeting. Which was set on March 26th, 2018 at 7:30 pm.

Chairman John Kuehn asked if there was any other business that needed to be discussed. With no other business Patty Lundeen made a motion to adjourn at 8:45 pm seconded by Jody Casper.

Aye: John Kuehn, Patty Lundeen, Jody Casper, Tom Anderson, Dawn Thompson

Nay: NONE

Members Absent: Scott Torske, Malcom Dornhoff, Terry Buettner, Boyd Jacobsen

Next Meeting set for March 26th, 2018 at 7:30 pm

MINUTES OF THE
KEARNEY COUNTY PLANNING COMMISSION
March 26th, 2018

A meeting of the Kearney County Planning Commission was called to order by Vice-Chairman Dawn Thompson in the Assembly room of the Courthouse in Minden, Nebraska Kearney County at 7:35 pm on March 26th, 2018.

All proceedings hereafter shown were taken while the meeting was open to the attendance of the public and in accordance of the Open Meeting Act.

Roll Call:

Members Present: Dawn Thompson, Patty Lundeen, Jody Casper, Tom Anderson, Malcom Dornhoff

Members Absent: John Kuehn, Scott Torske, Terry Buettner, Boyd Jacobsen

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

Vice-Chairman Dawn Thompson asked if everyone had a chance to look over the minutes from the last meeting on March 5th, 2018. After reviewing minutes Patty Lundeen made a motion to approve the minutes seconded by Tom Anderson.

Aye: Dawn Thompson, Patty Lundeen, Jody Casper, Tom Anderson, Malcom Dornhoff

Nay: NONE

Members Absent: John Kuehn, Scott Torske, Terry Buettner, Boyd Jacobsen

Vice-Chairman Dawn Thompson asked if there was any new business that needed to be discussed. And with no new business Thompson went into old business and the review the draft solar regulations. Joseph Anderson presented to the board changes from last meeting. The board review and discussed proposed changes. After going through proposed changes the board felt that with the few spelling and grammar changes and clarifications of statements that the proposed regulations were ready to go to public hearing. Joseph Anderson is going to make the proposed changes and send out the revised regulation to board members for the public hearing. Which was set on April 2nd, 2018 at 7:30 pm.

Vice-Chairman Dawn Thompson asked if there was any other business that needed to be discussed. Attorney Melodie Bellamy discussed with the board about permit fees and felt that the board needs to update the review fees to be more in line with the amount of work that is required for the different projects. Joseph Anderson is going to send out the fee schedule to the board members for review and this will be discussed at the next meeting. With no other business Patty Lundeen made a motion to adjourn at 8:45 pm seconded by Malcom Dornhoff.

Aye: Dawn Thompson, Patty Lundeen, Jody Casper, Tom Anderson, Malcom Dornhoff

Nay: NONE

Members Absent: John Kuehn, Scott Torske, Terry Buettner, Boyd Jacobsen

Next Meeting set for April 2nd, 2018 at 7:30 pm

MINUTES OF THE
KEARNEY COUNTY PLANNING COMMISSION
April 2nd, 2018

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 7:35 pm on April 2nd, 2018.

All proceedings hereafter shown were taken while the meeting was open to the attendance of the public and in accordance of the Open Meeting Act.

Roll Call:

Members Present: John Kuehn, Terry Buettner, Boyd Jacobsen, Dawn Thompson, Patty Lundeen, Jody Casper, Tom Anderson, Malcom Dornhoff

Members Absent: Scott Torske

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

Chairman John Kuehn asked if everyone had a chance to look over the minutes from the previous meeting on March 26th, 2018. After reviewing minutes Dawn Thompson made a motion to approve the minutes seconded by Tom Anderson.

Aye: Terry Buettner, Boyd Jacobsen, Dawn Thompson, Patty Lundeen, Jody Casper, Tom Anderson, Malcom Dornhoff, John Kuehn

Nay: NONE

Members Absent: Scott Torske

Chairman John Kuehn asked if everyone had a chance to review the proposed zoning regulations and if they were ready to open a public hearing to discuss proposed changes. At 7:40 pm Patty Lundeen made a motion to open public hearing to discuss the proposed zoning changes. Jody Casper seconded.

Aye: Terry Buettner, Boyd Jacobsen, Dawn Thompson, Patty Lundeen, Jody Casper, Tom Anderson, Malcom Dornhoff, John Kuehn

Nay: NONE

Members Absent: Scott Torske

Public Hearing opened at 7:40 pm

With no members of the public present there was no discussion of the proposed zoning regulations changes.

At 7:45 Malcom Dornhoff made a motion to close public hearing. Jody Casper seconded.

Aye: Terry Buettner, Boyd Jacobsen, Dawn Thompson, Patty Lundeen, Jody Casper, Tom Anderson, Malcom Dornhoff, John Kuehn

Nay: NONE

Members Absent: Scott Torske

Public Hearing closed at 7:45 pm

Patty Lundeen made a motion to recommend approval of the proposed changes to the Kearney County, Nebraska and The Villages of Norman and Heartwell Zoning Regulations to the Kearney County Board of Supervisors and the Villages of Norman and Heartwell Board of Trustees. Malcom Dornhoff Seconded.

Aye: Terry Buettner, Boyd Jacobsen, Dawn Thompson, Patty Lundeen, Jody Casper, Tom Anderson, Malcom Dornhoff, John Kuehn

Nay: NONE

Members Absent: Scott Torske

Zoning Administrator Joseph Anderson discussed with the Joint Planning Commission about updating the Fee Schedule used for permits obtained by citizens of Kearney County. After discussion and review of other county permit fee schedules the Kearney County Joint Planning Commission came up with the following permit fee schedule

Zoning Permit	\$25
Administrative Subdivisions	\$50
Subdivisions	\$100 + \$25 per lot
Change of Zoning Request	\$100
Special Use Permit Fee	\$100
Appeals & Variance	\$200

Terry Buettner made a motion to recommend the Fee Schedule to the Kearney County Board of Supervisors. Boyd Jacobsen Seconded.

Aye: Terry Buettner, Boyd Jacobsen, Dawn Thompson, Patty Lundeen, Jody Casper, Tom Anderson, Malcom Dornhoff, John Kuehn

Nay: NONE

Members Absent: Scott Torske

Chairman John Kuehn asked if there was any other business that needed to be discussed. With no other business Patty Lundeen made a motion to adjourn at 8:15 pm seconded by Malcom Dornhoff.

Aye: Terry Buettner, Boyd Jacobsen, Dawn Thompson, Patty Lundeen, Jody Casper, Tom Anderson, Malcom Dornhoff, John Kuehn

Nay: NONE

Members Absent: Scott Torske

Next Meeting will be set at a later date

MINUTES OF THE
KEARNEY COUNTY PLANNING COMMISSION
October 1st, 2018

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 7:34 pm on October 1st, 2018.

All proceedings hereafter shown were taken while the meeting was open to the attendance of the public and in accordance of the Open Meeting Act.

Roll Call:

Members Present: John Kuehn, James Jurgensmier, Boyd Jacobsen, Jody Casper, Tom Anderson

Members Absent: Terry Buettner, Dawn Thompson, Patty Lundeen, Malcom Dornhoff

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

Chairman John Kuehn welcomed the new member of the Joint Planning Commission James Jurgensmier as the new representative from the Village of Heartwell.

Chairman John Kuehn asked if everyone had a chance to look over the minutes from the previous meeting on April 2nd, 2018. After reviewing minutes Boyd Jacobsen made a motion to approve the minutes seconded by Jody Casper.

Aye: John Kuehn, James Jurgensmier, Boyd Jacobsen, Jody Casper, Tom Anderson

Nay: NONE

Members Absent: Terry Buettner, Dawn Thompson, Patty Lundeen, Malcom Dornhoff

Chairman John Kuehn asked if everyone was ready to open a public hearing to discuss application for special use permit by Karl and April Bergstrom. At 7:38 pm Boyd Jacobsen made a motion to open public hearing to discuss the application. Tom Anderson seconded.

Aye: John Kuehn, James Jurgensmier, Boyd Jacobsen, Jody Casper, Tom Anderson

Nay: NONE

Members Absent: Terry Buettner, Dawn Thompson, Patty Lundeen, Malcom Dornhoff

Public Hearing opened at 7:38 pm

Karl Bergstrom opened the public hearing with a power point presentation of the project and explained what they are planning on doing on there property. They plan to use existing buildings on the property and build a 50' x 120' building to hold wedding and other events on the property. They anticipate having about 15-20 events a year at this time.

April Bergstrom explained that through their research in this matter that there is a big need for this type of venue in the state and that they feel that this would offer a unique farm feel that no where else in the area can offer.

With no other public comments, at 8:12 Tom Anderson made a motion to close public hearing. Boyd Jacobsen seconded.

Aye: John Kuehn, James Jurgensmier, Boyd Jacobsen, Jody Casper, Tom Anderson

Nay: NONE

Members Absent: Terry Buettner, Dawn Thompson, Patty Lundeen, Malcom Dornhoff

Public Hearing closed at 8:12 pm

Jody Casper made a motion to recommend approval of the special use permit to the Kearney County board of Supervisors, Boyd Jacobsen Seconded.

Aye: John Kuehn, James Jurgensmier, Boyd Jacobsen, Jody Casper, Tom Anderson

Nay: NONE

Members Absent: Terry Buettner, Dawn Thompson, Patty Lundeen, Malcom Dornhoff

Chairman John Kuehn asked if there was any other business that needed to be discussed. With no other business Tom Anderson made a motion to adjourn at 8:20 pm seconded by Boyd Jacobsen.

Aye: John Kuehn, James Jurgensmier, Boyd Jacobsen, Jody Casper, Tom Anderson

Nay: NONE

Members Absent: Terry Buettner, Dawn Thompson, Patty Lundeen, Malcom Dornhoff

Next Meeting will be set at a later date