

Minutes

**December 09, 2024**

**Planning Commission Meeting**

The agenda for this meeting was posted in the legal paper of record, the Omaha World Herald, on November 26, 2024. Chairman Alan Mueller opened the public meeting at 7:00 pm. Pledge of Allegiance was said. Mueller stated that the open meetings act is posted on the north wall in the back of the room. Planning Commission members Althouse, Crofoot, Felthousen, Mueller, Tesar, Staben, Sullivan and Dennis met as advertised. Grotrian was absent.

**Approval of minutes:**

A motion was made by Felthousen, seconded by Crofoot to approve the minutes from the October 15<sup>th</sup>. 2024 meeting. A roll call vote followed with the following votes – Althouse -aye; Tesar – aye; Dennis – aye; Sullivan – aye; Staben – aye; Mueller – aye; Felthousen – aye; Crofoot - aye. Motion carried.

**First item on the agenda – Residential Acreage Development** – ZP 2024-0033 - parcel 130097896 – Owner: Clifford and Suzanne Stander – Applicant – Donna Wilson, Personal Representative – 262<sup>nd</sup> Street & Waverly Road - Legal Description: TL11 SE1/4 12-11-09 (156 acres). This will create a 5.834 - acre parcel. This property is zoned AG. This falls under Section 5.07 – Residential Acreage Development. Mueller asked Jensen if he had any comments on this item. Jensen stated he did not. Mueller asked if anyone was present to speak on this. Donna Wilson, personal representative for her parents, came up and stated that this was being split off for her son to build on.

Mueller opened the public hearing at 7:02 pm and asked if there were any questions or discussions. Since there was no discussion or questions, he closed the public hearing at 7:04 pm. He then asked if there was any discussion from the Board. Since there wasn't any questions or comments, Staben made a motion to approve this Residential Acreage Development as presented. Seconded by Tesar. A roll call vote followed with the following votes – Althouse -aye; Tesar – aye; Dennis – aye; Sullivan – aye; Staben – aye; Mueller – aye; Felthousen – aye; Crofoot – aye. Motion carried with 8 ayes and 0 nay.

Motion carried. This will go before the Board of Commissioners on December 31st at 8 am in the Commissioner's Room.

**The second item on the agenda – Residential Acreage Development** - - ZP 2024-0034 - parcel 130398108 – Owner/Applicant – Wayne & Paula Wohlers – S.84<sup>th</sup> St & Hwy 34 - Legal Description: E1/2 NE1/4 EXC TL3 & HWY (69.54 acres) This will create a 3-acre tax lot. This property is zoned AG. This falls under Section 5.07 – Residential Acreage Development. Mueller asked Jensen if he had any comments on this item. Jensen stated he did not. Mueller opened the public hearing at 7:06 pm. Mueller asked if anyone was present to speak on this. Wendy Wohlers-Boitnott, daughter of the owners, came up and stated that her daughter wants to purchase land from her grandparents to build a house. Mueller asked where they were accessing this parcel. Tesar asked if they talked to the state about access. Jensen stated that this was approved through the state. Discussion followed on access. Mueller then asked if there were any more questions on this. Since there was no discussion or questions, he closed the public hearing at 7:11 pm. Felthousen made a motion to approve this Residential Acreage Development (ZP 2024-0034) as presented. Seconded by Althouse. A roll call vote followed with the following votes – Althouse -aye; Tesar – aye; Dennis – aye; Sullivan – aye; Staben – aye; Mueller – aye; Felthousen – aye; Crofoot – aye. Motion carried with 8 ayes and 0 nay. Motion carried. This will go before the Board of Commissioners on December 31st at 8 am in the Commissioner's Room.

**The third item on the agenda – Residential Acreage Development** - - ZP 2024-0035 - parcels 130103071, 130103055 & 130397995 – Owner: NGRE Greenwood LLC – Applicant: Olsson & Associates – Hwy 63 & I-80 - Legal Description: TL8, 11 & 12 NW1/4 SW1/4 SW1/4 SW1/4 26-12-09 (15.23 acres). This will create a 3.43-acre tax lot. This property is zoned AG. This falls under Section 5.07 – Residential Acreage Development. Mueller opened the public hearing at 7:12 pm. Mueller asked Jensen if he had any comments on this item. Jensen stated that this is a reorganization of lots to add one more lot in order to incorporate an access road - which has the approval from SID #2. This was listed on the Staff Report as Triple RB Farms – However, that was a typographical error. This property is owned by NGRE

Greenwood, LLC. Mueller stated that this item is listed as a Residential Acreage Development, however, he stated that this was not residential. Jensen stated that we do not have a category for commercial lots so this is the only description we could put it under. Tesar stated there were questions about the road, who would own it and who would maintain it. Mueller asked about a cul-de-sac being added at the furthest east side of the lots. There was concern about emergency vehicles being able to turn around. Tesar stated that this should be done as a Subdivision. Since there was no discussion or questions, he closed the public hearing at 7:25 pm. He then asked if there was any discussion from the Board. Since there wasn't any questions or comments, Tesar made a motion to table this item until more information is received on road maintenance, a cul-de-sac on the east end, clarification on an easement and who would maintain the road easement on both the north and south side of the truck stop and inclusion of areas for utility easement services lots. Seconded by Crofoot. A roll call vote followed with the following votes – Althouse -aye; Tesar – aye; Dennis – aye; Sullivan – aye; Staben – aye; Mueller – aye; Felthousen – aye; Crofoot – aye. Motion carried with 8 ayes and 0 nay.

**The fourth item on the agenda – Residential Acreage Development** - – ZP 2024-0037 - parcel 130146765 – Owner/Applicant – William Todd, TTEE & Daniel Todd – 4811 12<sup>th</sup> Street, Union - Legal Description: N1/2 NW1/4 02-10-13 (77.59 acres) Mueller opened up the public hearing at 7:27 pm. This will create a 4.77-acre tax lot. This property is zoned AG. This falls under Section 5.07 – Residential Acreage Development. Since there was no discussion or questions, he closed the public hearing at 7:29 pm. He then asked if there was any discussion from the Board. Felthousen asked if they planned on building a house there. Jensen stated that there was already an existing house – they are just splitting off the buildings from the farmland. Since there wasn't any questions or comments, Mueller made a motion to approve this Residential Acreage Development as presented. Seconded by Althouse. A roll call vote followed with the following votes – Althouse -aye; Tesar – aye; Dennis – aye; Sullivan – aye; Staben – aye; Mueller – aye; Felthousen – aye; Crofoot – aye. Motion carried with 8 ayes and 0 nay. Motion carried. This will go before the Board of Commissioners on December 31st at 8 am in the Commissioner's Room.

At this point, Jensen stated that we have a Planning Commission member retiring this year from the Planning Board. Jensen congratulated Ray Althouse for his 30+ years of service. He was given an award for his years of service.

Jensen also let the Planning Commission members know that the stir on the Solar regulations and the 1-mile notification issue that had been corrected on the regulations but did not save as such (due to issues with Word in the most recent system update), he would likely not be here after the first of the year as the Board of Commissioner chair asked him to submit his resignation. He has been with the county for 25 years and with Zoning for 15 of those years.

A motion was made by Crofoot to close the meeting. Seconded by Dennis. A voice vote followed with all members voting aye. Meeting closed at 7:38 pm.

Linda Brouhard  
Recording Secretary

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