

Minutes – September 8, 2025 Planning Commission Meeting

The agenda for this meeting was posted in the legal paper of record, the Omaha World Herald, on August 27, 2025. 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 Crofoot, Mueller, Felthousen, Story, Rayer, Staben, and Church met as advertised. Dennis and Tesar were absent

Approval of minutes:

A motion was made by Staben, seconded by Crofoot to approve the minutes from the August 18, 2025, meeting. A voice vote followed with all voting aye. Motion carried.

First Item - Pending Proposed Amendment- Amendment Z-2025-01 – Section 5.07 Agricultural District- Principal Permitted Uses

Add line J- including but not limited to electric, communications, rural and municipal water wells, water treatment plants and associated pipelines, gas, fuel or fertilizer lines, pumping stations, substations, terminal facilities, tanks and reservoirs.

Mueller made a motion to un-table this item, Crofoot seconded it. Unanimous roll call vote carried to approve motion. Mueller opened the discussion by updating the status. Commissioner DeGarmo has spoken with senators to set up a meeting in the future. That was all the updates at this time. Mueller made the motion to table this again, Church seconded it. A roll call vote followed with the following votes: Stroy– aye; Crofoot– aye; Mueller- aye; Felthousen- aye; Staben – aye Church- aye, Rayer- aye. Motion carried with a 7 to 0 vote. Public hearing opened at 7:05pm. Mueller opened the floor for questions or comments. There were community members that voiced opposition and pleading with the Planning Board to be their voice. Planning Board members reminded the public of the boards function as a recommendation board only. The public hearing closed at 7:25 pm

Second Item – RESIDENTIAL ACREAGE DEVELOPMENT – ZP 2025-0016– Parcel 130118117 – Pamela Rallis–Legal: NE ¼ SE ¼ 32-12-10 (40acres)

Mueller introduced this item and asked Jim Chappell, zoning administrator if there was anything he wanted to add, Chappell stated all three were simple single splits. Mueller asked if there were any questions or concerns. There were none. Mueller opened the Public Hearing at 7:26pm. It was closed at 7:27pm. Mueller made a motion to approve, seconded by Rayer. A roll call vote followed with the following votes: Stroy– aye; Crofoot– aye; Mueller- aye; Felthousen- aye; Staben – aye Church- aye, Rayer- aye. Motion carried with a 7 to 0 vote

This matter will go before the Board of Commissioners meeting on October 7th, 2025.

Third Item- RESIDENTIAL ACREAGE DEVELOPMENT – ZP 2025-0014– 16202 250th St Ashland- Parcel 130100862 – Weldon Farms–Legal: NE ¼ SW ¼ 13-12-9 (80acres)

Mueller introduced this item and asked if there were any questions or concerns. There were none. Mueller opened the Public Hearing at 7:28pm. It was closed at 7:29pm. Felthousen made a motion to approve, seconded by Crofoot. A roll call vote followed with the following votes: Stroy– aye; Crofoot– aye; Mueller- aye; Felthousen- aye; Staben – aye Church- aye, Rayer- aye. Motion carried with a 7 to 0 vote

This matter will go before the Board of Commissioners meeting on October 7th, 2025.

Fourth Item- RESIDENTIAL ACREAGE DEVELOPMENT – ZP 2025-0017– 21106 Alvo Rd- Parcel 130099716 – David McKay–Legal: E ½ W ½ SE ¼ 29-11-09 (40acres)

Mueller introduced this item and asked if there were any questions or concerns. There were none. Mueller opened the Public Hearing at 7:31pm. It was closed at 7:32pm. Rayer made a motion to approve, seconded by Felthousen. A roll call vote followed with the following votes: Stroy– aye; Crofoot– aye; Mueller- aye; Felthousen- aye; Staben – aye Church- aye, Rayer- aye. Motion carried with a 7 to 0 vote

This matter will go before the Board of Commissioners meeting on October 7th, 2025

Fifth Item- PROPOSED AMENDMENT Z-2025-02- Section 3.02 Definition of Terms- Livestock Feeding Operation (LFO)- Mueller asked Jim Chappell zoning administrator, how this change came about. Chappell explained the Board of Commissioners asked him to make LFO terms more clear. Mueller questioned what changes were made. Chappell explained minor changes were made to match Nebraska Department of Agriculture, best practices. No significant changes were made, just clarifying. Mueller opened public hearing at 7:35pm. Staben talked about our regs are already more strict. Hearing closed at 7:40 pm. Crofoot made a motion to Approve, Felthousen seconded. A roll call vote followed with the following votes: Stroy- abstained; Crofoot- aye; Mueller- aye; Felthousen- aye; Staben – aye Church- aye, Rayer- aye. Motion carried with a 6 to 0 vote with one abstention. This matter will go before the Board of Commissioners meeting on October 7th, 2025

Sixth Item- PROPOSED AMENDMENT Z-2025-03- Section 5.06- Land Use Categories Matrix- Mueller started by asking Chappell to explain what the difference is. Chappell explained it was an update to the matrix to match the previous amendment. Mueller opened the hearing at 7:45pm Mueller wants to see the updated matrix before approving this one. Staben stated we are voting on something that hasn't happened yet. Mueller closed the hearing at 7:47 pm. Crofoot made a motion to table Felthousen seconded. it. A roll call vote followed with the following votes: Stroy- aye; Crofoot- aye; Mueller- aye; Felthousen- aye; Staben – aye Church- aye, Rayer- aye. Motion carried with a 7 to 0 vote.

Seventh Item- PROPOSED AMENDMENT Z-2025-04- Section 5.07- Agricultural District- Permitted Conditional Uses- Mueller asked Chappell to explain. Chappell stated changing from class one to medium and large livestock feeding operations. Mueller opened the hearing at 7:49pm closed at 7:50pm. Staben wanted to know why changing from four to five. Chappell stated he is following the Nebraska Department of Agriculture. Staben stated our regs are strict enough, we don't need to change. Mueller would like the final document before going forward Mueller made a motion to table Rayer seconded. A roll call vote followed with the following votes: Stroy- aye; Crofoot- aye; Mueller- aye; Felthousen- aye; Staben – aye Church- aye, Rayer- aye. Motion carried with a 7 to 0 vote.

Eighth Item- PROPOSED AMENDMENT Z-2025-05- Section 8.23- Livestock Feeding Operations Standards- Mueller Opened the hearing at 7:54 closed at 7:56 One person spoke. Mueller said he needed to see all the documents together before he could decide on it. Staben stated he doesn't think the small livestock feeding operation needs to be in there. Chappell stated he could omit that line. Mueller stated he would like all the documents finalized Mueller asked Stabin to work with Chappell A motion by Mueller to table. Crofoot seconded. A roll call vote followed with the following votes: Stroy- aye; Crofoot- aye; Mueller- aye; Felthousen- aye; Staben – aye Church- aye, Rayer- aye. Motion carried with a 7 to 0 vote.

Ninth Item- PROPOSED AMENDMENT Z-2025-06- Section 8.12- Contractor Registration- Mueller asked Chappell to explain the change Chappell stated it is clarifying what is already in the regulations. Mueller asked questions about liability, enforcement, cost. Chappell stated complaints will go in a file for public record. Mueller asked if Chappell had discussed this with the County Attorney. Chappell stated that information is already in the regulations. He did not change any of that. Mueller opened the hearing at 8:04pm. One person spoke and said the fee needs to be higher than \$50. Another person wanted to know what recourse the Contractor had against false claims. Mueller closed the hearing at 8:06pm. Mueller stated he still had questions about enforcement, tracking workman's comp insurance coverage, Church asked about reminders. Chappell stated there will be a quarterly newsletter that will be sent out to the contractors. Chappell stated the computer will do tracking. Any contractors who need permits through Cass County Zoning will be the Contractor list. Concerns were mentioned about permits/ contractor registration not needed for roofers. Rayer stated he wants more time to go through it. Mueller asked Rayer to work with Chappell. A motion was made by Felthousen to table Church seconded. A voice vote held, with all in favor

Tenth Item- PROPOSED AMENDMENT Z-2025-07- Section 6.04- AA- Airport Approach Zone – Mueller asked Chappell to explain the change. Chappell stated he added one word. “Private”. Mueller asked about the approach zone do. It effects power lines, towers. How are the existing powerline projects going to be affected by this. Projects are already in the works would not be affected. Mueller opened the hearing at 8:25pm and closed at 8:26pm. More discussion about the approach and what does that mean How many airports public and private. A motion was made by Mueller to table. Crofoot seconded. A roll call vote followed with the following votes: Stroy– aye; Crofoot– aye; Mueller- aye; Felthousen- aye; Staben – aye Church- aye, Rayer- aye. Motion carried with a 7 to 0 vote.

A motion was made by Mueller to adjourn the meeting. Seconded by Crofoot. A voice vote followed with all present members voting aye. Meeting closed at 8:32 pm.

Sarah Kunkel

Recording Secretary

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