

Minutes – April 13, 2026
Planning Commission Meeting Minutes

The agenda for this meeting was posted in the legal paper of record, the Omaha World Herald, on April 3, 2026. Vice Chairman Jim Crofoot opened the public meeting at 7:00 pm. Pledge of Allegiance was said. Crofoot stated that the open meetings act is posted on the north wall in the back of the room. Planning Commission members Crofoot, Staben, Tesar, Dennis, Rayer, Church, and Felthousen met as advertised. Mueller and Stroy were absent

Approval of minutes:

A motion was made by Tesar, seconded by Staben to approve the minutes from March 9, 2026, A voice vote followed with all voting aye. Motion carried.

First Item- PROPOSED AMENDMENT - Z-2026-0007- Flood Plain Section 6.03.12- Definitions

Jim Chappell explained the amendment was a request from FEMA. Rayer wanted to change the wording in the amendment, Chappell stated FEMA wanted the wording as it was. Crofoot opened the Public Hearing at 7:03. It closed at 7:04. Felthousen made a motion to Approve seconded by Rayer. A roll call vote followed with the following votes: Dennis– aye; Crofoot– aye; Staben- aye; Church- aye; Felthousen – aye Tesar- aye, Rayer- aye. Motion carried with a 7 to 0 vote. This matter will go before the Board of Commissioners meeting on May 5, 2026

Second Item- PROPOSED AMENDMENT - Z-2026-0008- Section 2.03 Planning Commission Voting and Recommendations. Chappell stated this was adding a new section with the recommendation by the county attorney for the purpose of clarifying regulations. Crofoot opened the Public Hearing at 7:06. It closed at 7:07. Rayer made a motion to approve, seconded by Tesar. A roll call vote followed with the following votes: Dennis– aye; Crofoot– aye; Staben- aye; Church- aye; Felthousen – aye Tesar- aye, Rayer- aye. Motion carried with a 7 to 0 vote

This matter will go before the Board of Commissioners meeting on May 5, 2026

Third Item – PROPOSED AMENDMENT - Z-2026-0009 – Section 7.03 Public Hearing- (Conditional Use Permits) Chappell gave a short summary of the proposed amendment stating this was repealing and replacing current regulations. This clarifies public hearing requirements related to Conditional Use permits. Crofoot opened the Public Hearing at 7:09. It closed at 7:10. Staben made a motion to approve, seconded by Felthousen. A roll call vote followed with the following votes: Dennis– aye; Crofoot– aye; Staben- aye; Church- aye; Felthousen – aye Tesar- aye, Rayer- aye. Motion carried with a 7 to 0 vote This matter will go before the Board of Commissioners meeting on May 5, 2026

Fourth Item- RESIDENTIAL PLAT ZP- 2026-0010 Non-Compliant Split

Chappell stated the business owner would like to split 9 acres out of his 20 to separate his home and business. This is non- compliant with zoning regulations but there are exceptions. The owner got up to speak to the board and answered questions. He stated he wants to split it, so his home is not tied to his business for liability purposes. He said that his home is currently being built at this time.

Rayer made a motion to Approve, it was then seconded by Felthousen. A roll call vote followed with the following votes: Dennis– aye Crofoot– aye; Staben- aye; Church- aye; Felthousen – aye Tesar- aye, Rayer- aye. Motion carried with a 7 to 0 vote This matter will go before the Board of Commissioners meeting on April 21, 2026

Fifth Item- PROPOSED AMENDMENT Z-2026-0006 Section 8.21.5 CSCS-

Chappell stated after February 9, 2026, Planning Board meeting ended in a tie, it was sent to the Board of Commissioners. Due to a board member not being present the Board recommended it go back to the Planning board for a recommendation. There were some questions about what happened at the Board meeting. Chappell then answered the questions from the Planning Board regarding what the amendment means. Rayer made a motion to Approve, it was then seconded by Dennis. A roll call vote followed with the following votes: Dennis– aye Crofoot– aye; Staben- aye; Church- nay; Felthousen – nay Tesar- nay, Rayer- aye. Motion carried with a 4 to 3 vote This matter will go before the Board of Commissioners meeting on April 21, 2026

The public was allowed 30 minutes for comments. All who spoke were in opposition to the proposed amendment Z-2026-0006.

A motion was made by Rayer to adjourn the meeting. Seconded by Felthousen. A voice vote followed with all present members voting aye. Meeting closed at 7:41 pm.

Sarah Kunkel
Recording Secretary

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