

## **Minutes – August 18, 2025**

### **Planning Commission Meeting**

The agenda for this meeting was posted in the legal paper of record, the Omaha World Herald, on August 1, 2025. Chairman Alan Mueller opened the public meeting at 7:01 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, Dennis, Tesar, Rayer, Staben, and Church met as advertised. Felthousen and Stroy were absent

#### **Approval of minutes:**

A motion was made by Crofoot, seconded by Church to approve the minutes from the July 14, 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 voice vote carried to approve motion. Mueller recommended having a meeting with rural water districts and the NRD to discuss the regional water supply topic. Mueller made the motion to table this matter indefinitely, Crofoot seconded it. A roll call vote followed with the following votes:

Dennis– aye; Crofoot– aye; Mueller- aye; Tesar- 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 several community members that voiced opposition. Someone asked if the only reason to change the amendment was just to benefit Lincoln. Mueller asked Tim Sieh, representing the Lincoln project to explain Lincoln's eminent domain authority. He explained Lincoln has the authority and also explained what eminent domain means. There were a few more comments in opposition, public hearing closed at 7:32 pm

#### **Second Item – EVENT CENTER – CU-2025-0004– Parcel 130096733 – Owner: David A.D.Homes INC– SE Corner of 226<sup>th</sup> Street and Church Rd Legal: W1/2 & NW1/4 EXC CO RD & HWY 3-11-9**

Mueller introduced this item. Dan Derun answered questions that were asked by the board concerning water, ADA concerns, storm shelter, liquor license, security and noise concerns. Staben asked about max occupancy, it was stated the venue would be up to 400-500 people. Staben stated per regulations the large event center needed 40 acres and since the plans for the project was only on 30 acres, it did not meet requirements. Public hearing opened at 7:50 pm. There were several people that spoke in opposition. Concerns for traffic, noise and hurting farmland. Public Hearing closed at 8:10p.m. Mueller made a motion to deny project due to it not meeting the acreage requirements The motion was seconded by Rayer. A roll call vote followed with the following votes:

Dennis– aye; Crofoot– aye; Mueller- aye; Tesar- 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 September 9th, 2025.

A motion was made by Crofoot to adjourn the meeting. Seconded by Church. A voice vote followed with all present members voting aye. Meeting closed at 8:12 pm.

Sarah Kunkel  
Recording Secretary

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

