

Minutes – February 9, 2026
Planning Commission Meeting

The agenda for this meeting was posted in the legal paper of record, the Omaha World Herald, on January 27, 2026. 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, Mueller, Tesar, Stroy, Rayer, Church, Felthousen, Staben and Dennis met as advertised. Crofoot was absent

Approval of minutes:

A motion was made by Rayer, seconded by Dennis to approve the minutes from November 12, 2025, A voice vote followed with all voting aye. Motion carried.

First Item- CONDITIONAL USE PERMIT – CU-2025-0008 - Out Door Event Center- Parcel #130157724 - Address- 2314 Young Road -Owner/ Applicant Jesus Barajas.

Mueller introduced this item and asked Jim Chappell for a summary. The Applicant and representative, Emily Turner were asked to come up and answer questions. Mr. Barajas stated the space would be used for a variety of events such as seasonal events, reunions, school parties, to name a few. They answered the board's questions regarding hours, parking, noise, traffic, security, alcohol. There were several people that spoke against the project voicing concerns about traffic, noise, trash, alcohol, lighting. It was stated that some of the one- mile radius owners did not receive letters. Mueller asked if the letters had been sent. Chappell stated they had been sent based on the GIS mile radius. The applicant was asked to come back up to clarify some questions. Mueller made a motion to table due to improper notification as some people said they didn't receive letters. It was seconded by Church. A roll call vote followed with the following votes: Stroy– aye; Mueller- aye; Church- aye; Felthousen – aye Tesar- aye, Rayer- aye. Staben- aye and Dennis-aye Motion carried with an 8 to 0 vote. This matter will be tabled until the March meeting

Second Item- PENDING PROPOSED AMENDMENT – Z-2026-0001– Section 4.21- Fines and Penalties

Mueller introduced this item. Jim Chappell summarized that is to ensure that anyone who has unpaid county fines will not be allowed to pull permits. Mueller opened the Public Hearing at 8:00pm. It was closed at 8:02pm. A motion was made by Stroy to Approve the amendment and seconded by Staben. A roll call vote followed with the following votes: Stroy– aye; Staben– aye; Mueller- aye; Church- aye; Felthousen – aye Tesar- aye, Rayer- aye and Dennis-aye Motion carried with a 8 to 0 vote
This matter will go before the Board of Commissioners meeting on February 24, 2026

Third Item – PROPOSED AMENDMENT - Z-2026-0002 – Section 4.21 Fees

Mueller introduced this item. Jim Chappell summarized that the County does currently have anything published. The amounts fit with surrounding counties. Mueller opened the Public Hearing at 8:04pm. It was closed at 8:05pm. Mueller made a suggestion about the fee for grading. There was a short discussion by the board about this subject. Mueller made a motion to approve with the recommendation \$50.00 an acre with \$500.00 minimum for grading. It was seconded by Staben A roll call vote followed with the following votes: Stroy– aye; Staben– aye; Mueller- aye; Church- aye; Felthousen – aye Tesar- aye, Rayer- aye and Dennis-aye Motion carried with a 8 to 0 vote
This matter will go before the Board of Commissioners meeting on February 24, 2026

Fourth Item- PROPOSED AMENDMENT- Z-2026-0003- Section 8.15- Wind Energy.

Mueller introduced this item. Jim Chappell summarized that the recommendation is to change the setback from the property line of a windmill from two times the height to 2500 feet. Mueller opened the hearing at 8:17. A representative from OPPD spoke in opposition to this change, citing difficulty meeting the recommended setbacks. After more discussion the hearing closed at 8:31 Felthousen made a motion to approve, seconded by Stroy. A roll call vote followed with the following votes: Stroy– aye Staben– aye; Mueller- nay; Church- aye; Felthousen – aye Dennis- nay, Rayer- aye- Tesar- aye Motion carried with a 6 to 2 vote This matter will go before the Board of Commissioners meeting on February 24, 2026

Fifth Item- PROPOSED AMENDMENT- Z-2026-0004-Section 3.02 and Section 8.20- Event Centers
Mueller introduced this item. Jim Chappell summarized recommending repealing the current 8.20 and replacing it to add medium event center to clarify and change language for special event center. The hearing was opened at 8:37 and closed at 8:38 A motion was made by Rayer to Approve and seconded by Dennis. A roll call vote followed with the following votes: Stroy– aye Staben– aye; Mueller- aye; Church- aye; Felthousen – aye Dennis- aye, Rayer- aye- Tesar- aye Motion carried with an 8 to 0 vote. This matter will go before the Board of Commissioners meeting on February 24, 2026

Sixth Item- PROPOSED AMENDMENT- Z-2026-0005- Section 8.21.5- Definitions
Mueller introduced this item. Jim Chappell summarized this is adding definition of important farmland to the definitions in the concentrated solar section. Mueller opened the hearing at 8:42 A representative from Sandhills Energy stated the definition important farmland is broad and will zone out the majority of land used for solar. Dave Hibler spoke in opposition also. The hearing closed at 8:48 After a discussion between the board, A motion was made by Rayer to Approve with adding the USDA statute number in the definition and seconded by Dennis. A roll call vote followed with the following votes: Stroy– aye Staben– nay; Mueller- nay; Church- nay; Felthousen – aye Dennis- aye, Rayer- aye- Tesar- nay. Motion was a tie with a 4 to 4 vote. After a tie vote and a short discussion, Staben made a motion to Approve and revote and seconded by Rayer another roll call vote with Staben changing his vote to aye and the motion carried with a 5-3 vote. This matter will go before the Board of Commissioners meeting on February 24, 2026

Seventh Item- PROPOSED AMENDMENT- Z-2026-0006- Section 8.21.5- CSCS
Mueller introduced this item. Jim Chappell summarized that this would add more conditions on using farmland for solar. Mueller opened the meeting at 9:09. A representative from Sand Hills Energy and OPPD spoke about the concerns of this amendment and would not allow solar in the county. A few other people spoke in opposition to this amendment. Mueller closed the hearing at 9:33. After more questions directed to the OPPD representative by the board including why not do solar on top of warehouses, how much land they are expecting to use, does OPPD already have solar projects. After further discussion, a motion to approve was made by Rayer and seconded by Dennis. A roll call vote followed with the following votes: Stroy– nay Staben– aye; Mueller- nye; Church-nay; Felthousen – aye Dennis- aye, Rayer- aye- Tesar- nay. The Motion tied with a 4 to 4 vote. A new motion by Tesar to table item until the March meeting seconded by Stroy passed with a roll call vote with all 8 members voting aye.

The Meeting closed at 9:37 pm.

Sarah Kunkel
Recording Secretary

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