

Minutes – June 8, 2026

Planning Commission Meeting Minutes

There were no public hearing items on this meeting's agenda. 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, Staben, Tesar, Mueller and Stroy met as advertised. Dennis, Felthousen, Church and Rayer were absent

Approval of minutes:

A motion was made by Tesar seconded by Crofoot to approve the minutes from May 11, 2026, A voice vote followed with all voting aye. Motion carried.

Mueller opened the floor right away for public comments at 7:02. A representative from Tenaska Energy spoke about what Tenaska is looking to do in Cass County which is to develop a natural gas fired generation project paired with a large industrial user. He stated they are very early on in the development process. He stated Nebraska is a public power state. Tenaska did a lot of work for LB-1261 which aligns them with the utilities in the state. This would allow them, an independent power producer, to build generation for a large industrial user. Mueller closed the public comments at 7:07. Mueller then addressed the tabled item, Amendment Z 2026-0010. Mueller asked Chappell if he had anything to add about the amendment, Chappell stated he added to the amendment per the recommendations from the last meeting. Tesar brought up concerns about the amendment being too restrictive and might deter companies from coming in. Mueller then let the Tenaska representative speak again. He wanted to point out where Tenaska stands and would like the opportunity to share their input to make it fair. Tesar then suggested instead of restricting data centers to Industrial Zoning, he would like to see an overlay district created so it doesn't matter what the zoning is, this way it is less restrictive. There was one public comment that was for the Amendment stating it lays out clear guidelines. These companies would know up front what they need to do. Crofoot asked if anyone had any more questions then he made a motion to table this amendment for one more time. He would like Chappell to meet with the Tenaska representative to get more input and to investigate overlays. The motion was seconded by Tesar. Mueller then made the comment that he would like more developers besides just Tenaska to provide input. Chappell stated he didn't think it was appropriate for developers contributing to regulations. A roll call vote followed with the following votes: Mueller– aye; Crofoot– aye; Staben- nay; Tesar- aye, Stroy- aye. Motion to table this item one more time carried with a 4 to 1 vote. This matter will be tabled until the July 13th meeting.

Mueller made a motion to adjourn at 7:34 pm seconded by Crofoot A voice vote followed with all voting aye. Motion carried.

Sarah Kunkel
Recording Secretary

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