

## **Minutes – March 9, 2026 Planning Commission Meeting**

The agenda for this meeting was posted in the legal paper of record, the Omaha World Herald, on February 25, 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 Crofoot, Mueller, Tesar, Stroy, Rayer, Staben, and Dennis met as advertised. Church and Felthousen were absent

### **Approval of minutes:**

A motion was made by Tesar, seconded by Rayer to approve the minutes of the February 9, 2026, meeting. A voice vote followed with all voting aye. Motion carried.

### **First Item- CONDITIONAL USE PERMIT – CU-2026-0001-Pink Grading- Parcel #130161225-**

Address- No Situs Owner/ Applicant John Pink.

Mueller introduced this item Jim Chappell gave a short summary. Scott Braun, a representative of Pink Grading, offered to answer any questions. Mueller opened the public meeting at 7:03pm There was a concern about no previous permit. Other questions about how long the project will continue, condition of roads. Mueller closed the public meeting at 7:08 pm. The Board continued to ask the owner, John Pink additional questions about how many loads per day, the asphalt pile, and how long planning on being there. Mueller made a motion to Approve with the recommendations of no load per day limit, notification of 50 or more trucks in a day and the time frame and allow asphalt grinding on site seconded by Crofoot. A roll call vote followed with the following votes: Stroy– aye; Crofoot– aye; Mueller- aye; Dennis- aye; Staben – 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 7, 2026

### **Second Item- CONDITIONAL USE PERMIT –CU- 2026-0002– Parcel # 130118044 – No situs address Owner Farmers Union- Joe Kreifels- Anhydrous Fill Plant**

Mueller introduced this item and asked Jim Chappell to summarize. Joe Kreifels from Farmers Union spoke about the history of the company including safety record and why they want to come to Cass County. He also explained their plan. Questions were asked by the planning board about lighting, security and emergency alarm system. Mueller opened the Public Hearing at 7:38pm. There was some opposition stating safety concerns, traffic, and dust. Also, there were proponents stating the need by the farmers for this site and a great location for something like this It was closed at 7:55pm. Mueller made a motion to approve with the recommendation of 30,000-gallon storage tank and the ability to store up to 100 filled nurse tanks and require dust control and a description of after hour alarm system, seconded by Staben. A roll call vote followed with the following votes: Stroy– aye; Crofoot– aye; Mueller- aye; Staben- aye; Crofoot – 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 7,2026

### **Third Item – CONDITIONAL USE PERMIT –CU- 2026-0003 – Parcel # 130096733- No Situs Address- Owner- American Dream Developers- Dan Derun- Event Center**

Mueller asked the owner to come up to explain the project. Derun stated he has submitted new plans and has addressed the previous concerns of traffic issues, water concerns, liquor license, noise. Also, the owner stated the majority of the land would be farmed. Derun stated all things will be done to meet ADA requirements. Mueller opened the public meeting at 8:18. People spoke in opposition siting concerns over traffic, business failure, water and wastewater issues and improper access. Mueller closed the public meeting at 8:31 Tesar made a motion to Approve Mueller seconded it. A roll call vote followed: Stroy– aye Crofoot– nye; Mueller- aye; Dennis- nye; Staben– nye Tesar- yay, Rayer- nye. Motion was denied with a 4-3 vote after a quick discussion Mueller then made a motion to deny, it was then seconded by Crofoot. A roll call vote followed: Stroy– nay Crofoot– aye; Mueller- nay; Dennis- aye; Staben – aye Tesar- nay, Rayer- aye. Motion to deny carried with a 4 to 3 vote. This matter will go before the Board of Commissioners meeting on April 7,2026

**Fourth Item- CONDITIONAL USE PERMIT- CU-2025-0008- Outdoor Event Center- Parcel #130157724- 2314 Young Road- Owner/ Applicant- Jesus Barajas - After being tabled at the last meeting, the owner was asked to come up and give an update. Mr. Barajas explained he had made changes to the**

original plan to include changes to the parking area, hours and days of operation, and access plan. After a short discussion concerning access, a motion to approve was made by Staben and seconded by Story. A roll call vote followed: Stroy–aye Crofoot– nay; Mueller- aye; Dennis- aye; Staben – aye Tesar- aye, Rayer-nay. The motion was carried with a 5 to 2 vote. This matter will go before the Board of Commissioners meeting on April 7,2026

**Fifth Item- ADMINISTRATIVE SPLIT- ZP 2026-0003-** Non Compliant Split- Parcel # 130097861- No Situs Address- Owner- Clifford & Suzanne Stander- The applicant was asked to come up and explain what he wanted to do. Chappell explained because the desired split is non-compliant with current zoning regulations it would need to be denied, it could then move on to the Board of Commissioners to be denied then go to the Board of Adjustments. A motion to deny was made by Dennis seconded by Crofoot. A roll call vote followed: Stroy– aye Crofoot– aye; Mueller- aye; Dennis- aye; Staben – 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 7,2026

A motion was made by Crofoot to adjourn the meeting. Seconded by Mueller. A voice vote followed with all present members voting aye. Meeting closed at 8:53 pm.

Sarah Kunkel  
Recording Secretary

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