

Minutes – October 14, 2025

Planning Commission Meeting

The agenda for this meeting was posted in the legal paper of record, the Omaha World Herald, on October 2, 2025. 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. Felthousen and Church were absent

Approval of minutes:

A motion was made by Stroy, seconded by Dennis to approve the minutes from the September 8, 2025, meeting. A voice vote followed with all voting aye. Motion carried.

First Item- RESIDENTIAL ACREAGE DEVELOPMENT – ZP 2025-0018– Parcel # 130107093 – Address 31414 Adams St Owner Gary Bornemeier-

Mueller introduced this item and asked if there were any questions or concerns. There were none. Mueller opened the Public Hearing at 7:02pm. It was closed at 7:03pm. Crofoot made a motion to approve, seconded by Rayer. 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 November 4th, 2025

Second Item – PROPOSED 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 roll call vote carried to approve motion. Mueller opened the discussion by updating the status stating the need to table indefinitely until more information is obtained... Tesar made the motion to table this again, Crofoot seconded it. 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. Public hearing opened at 7:05pm. Mueller opened the floor for questions or comments. There were community members that voiced opposition and asking where to go for more information. They were directed to contact Rural Water for information on an upcoming meeting with Lincoln water and to contact the Board of Commissioners. The public hearing closed at 7:08 pm

Third Item- PROPOSED AMENDMENT Z-2025-03-Section 5.06- Land Use Categories Matrix-

After some discussion it was agreed to recommend the proposed amendment with one correction of Change Farm to less than 299

Crofoot made a motion to Approve with corrections, seconded by Staben

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

Fourth Item- PROPOSED AMENDMENT Z-2025-04- Section 5.07- Agricultural District- Permitted Conditional Uses- After some discussion it was agreed to recommend the proposed amendment with one correction of Change- Medium LFO from 251-999 to 300-999

Mueller made a motion to approve with corrections-Crofoot seconded. 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.

Fifth Item- PROPOSED AMENDMENT Z-2025-05- Section 8.23- Livestock Feeding Operations Standards- After some discussion it was agreed to recommend the proposed amendment with one correction of Change to- Medium LFO from 251-999 to 300-999

A motion by Mueller to approve with corrections. Dennis seconded. 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.

Sixth Item- PROPOSED AMENDMENT Z-2025-06- Section 8.12- Contractor Registration-. After a short discussion about the Contractor Registration process Chappell talked about the cost of fines in other jurisdictions. It was agreed to change the fine from \$50.00/ \$500.00 to \$500.00/ \$1000.00. A motion was made by Crofoot seconded by Story to approve with corrections. A roll call vote followed with the following votes: Stroy– aye; Crofoot– aye; Mueller- aye; Dennis- aye; Staben – nay Tesar- aye, Rayer- abstain. Motion carried with a 5 to 2 vote.

Seventh Item- PROPOSED AMENDMENT Z-2025-07- Section 6.04- AA- Airport Approach Zone – Chappell opened with wanting to withdraw this proposed amendment stating he wanted to do more research and possibly come up with a better plan. A representative from OPPD voiced concerns for the proposed amendment. A motion was made by Mueller to approve the withdraw. Crofoot seconded. A roll call vote followed with the following votes: Stroy– aye; Crofoot– aye; Mueller- aye; Dennis - aye; Staben – aye Tesar- aye, Rayer- nye. Motion carried with a 6 to 1 vote.

Eighth Item- PROPOSED AMENDMENT Z-2025-08- Article 2- General Provisions: Section 4- Applicability. - After some discussion it was agreed to recommend the proposed amendment with one correction of Change the word ten to the word twenty. A motion by Mueller to approve. Tesar seconded. 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.

Ninth Item - PROPOSED AMENDMENT Z-2025-09- Article 3- Procedures: Section 8- Administrative Plat. Mueller started the discussion with stating that it used to be done this way. After a short discussion, A motion to approve with a condition that a report of the splits be given to the Planning Board was made by Mueller, 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.

A motion was made by Dennis to adjourn the meeting. Seconded by Mueller. A voice vote followed with all present members voting aye. Meeting closed at 8:37 pm.

Sarah Kunkel
Recording Secretary

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