

Minutes – May 11, 2026
Planning Commission Meeting Minutes

The Notice of Public Hearing for this meeting was posted in the legal paper of record, the Omaha World Herald, on May 2, 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, Staben, Tesar, Church, Felthousen, Mueller and Stroy met as advertised. Dennis and Rayer were absent

Approval of minutes:

A motion was made by Felthousen, seconded by Staben to approve the minutes from April 13, 2026, A voice vote followed with all voting aye. Motion carried.

First Item- CUP CU-2026-0004 - Kennel and Hunting Dog Training Operation

Applicant / Operator: Jared Quade

Mueller asked Mr. Quade to explain his plan. The board had several questions including the lay-out of the facility, fencing, use of birds, guns, and Mr. Quade's qualifications. Mueller opened the Public Hearing at 7:11. A neighbor to the proposed facility who has a calving operation voiced concern about the dogs getting out and harming the calves. A letter that was sent spoke of safety concerns and potential health risk to her child. The public hearing closed at 7:15. More discussion with the board, Mr. Quade was brought back up to clarify fencing, residence on the property, inspections, and liability. Crofoot made a motion to Approve seconded by Tesar. A roll call vote followed with the following votes: Mueller- aye; Crofoot- aye; Staben- aye; Church- aye; Felthousen - aye Tesar- aye, Stroy- aye. Motion carried with a 7 to 0 vote. This matter will go before the Board of Commissioners meeting on June 2, 2026

Second Item- PROPOSED AMENDMENT - Z-2026-0010 – New Text Amendment- Section 8.25- Data Centers. Chappell stated this was adding a new section with the recommendation by members of Board of Commissioners. Mueller opened the Public Hearing at 7:26. Mueller asked Chappell about how LB 663 states planning and other commissions need to follow state level requirements and can't be included in the zoning regulations. Chappell stated this is more about codes, but he would check with the county attorney. Concerns were voiced about electricity and water needed for the data centers. Mueller invited a representative from OPPD to speak. He talked about LB 1261 which allows for private generation in the state of Nebraska. Mueller closed the public hearing at 7:47. Mueller made a motion to table the item to do more research, the motion was seconded by Church. A roll call vote followed with the following votes: Mueller- aye; Crofoot- aye; Staben- aye; Church- aye; Felthousen - aye Tesar- aye, Stroy- aye. Motion carried with a 7 to 0 vote to table until the next meeting on June 8, 2026

Third Item – PROPOSED AMENDMENT- Z-2026-0011- New Text Amendment- Section 8.26 -Battery Energy Storage Systems (BESS) Chappell stated this was adding a new section with the recommendation by members of Board of Commissioners. Mueller opened the Public Hearing at 7:52. Mueller closed the public hearing at 7:54. Mueller again invited a representative from OPPD to answer some questions about batteries and battery storage. He suggested to look into LB 1010. Crofoot made a motion to approve , seconded by Stroy. A roll call vote followed with the following votes: Mueller- nay; Crofoot- aye; Staben- aye; Church- aye; Felthousen - aye Tesar- aye, Stroy- aye. Motion carried with a 6 to 1 vote This matter will go before the Board of Commissioners meeting on June 2, 2026

Mueller opened the floor to public comment at 8:06, with no response. It was closed at 8:08
A motion was made by Mueller to adjourn the meeting. Seconded by Church. A voice vote followed with all present members voting aye. Meeting closed at 8:09 pm.
Sarah Kunkel
Recording Secretary

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