

Minutes – November 12, 2025 Planning Commission Meeting

The agenda for this meeting was posted in the legal paper of record, the Omaha World Herald, on October 29, 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, Church, and Felthousen met as advertised. Staben and Dennis were absent

Approval of minutes:

A motion was made by Crofoot, seconded by Tesar to approve the minutes from the October 14, 2025, meeting with the correction of a misspelled name. A voice vote followed with all voting aye. Motion carried.

First Item- CONDITIONAL USE PERMIT – CU-2025-0005-Wireless Telecommunication Site- Parcel #130108014- Address- 720 310th Street Owner/ Applicant Frank and Eugenia Leone.

Mueller introduced this item and asked Jim Chappell to give a summary. Frank Leone was asked to come up and answer questions. Mr. Leone stated it will be used as emergency communications for federal, state and local as well as commercial emergency uses. No personal use. Mueller asked who owned it, (Global HFNet Network) and did they need to be a co- applicant. After discussion because Mr. Leone is the property owner. The lessee did not have to be a co-applicant. After other questions about lease terms, Mueller opened the Public Hearing at 7:10. It was closed at 7:11. Rayer made a motion to Approve seconded by Stroy. A roll call vote followed with the following votes: Stroy– aye; Crofoot– aye; Mueller- aye; Church- aye; Felthousen – aye Tesar- aye, Rayer- aye. Motion carried with a 7 to 0 vote. This matter will go before the Board of Commissioners meeting on December 2nd, 2025

Second Item- RESIDENTIAL ACREAGE DEVELOPMENT – ZP 2025-0021– Parcel # 130396840 – Address 11509 A Street Avoca Owner Caitlyn and John Weber-

Mueller introduced this item and asked if there were any questions or concerns. Mueller asked Jim Chappell to summarize. Caitlyn Weber came up to answer questions, it was decided to do the split it would create another tax lot and that would not be possible. Other options were discussed. After discussion it was decided that the split did not meet zoning regulations. Mueller opened the Public Hearing at 7:22pm. It was closed at 7:23pm. Mueller made a motion to deny based on not meeting the requirements of a ¼ ¼ split, seconded by Tesar. A roll call vote followed with the following votes: Stroy– aye; Crofoot– aye; Mueller- aye; Church- aye; Felthousen – aye Tesar- aye, Rayer- aye. Motion carried with a 7 to 0 vote

This matter will go before the Board of Commissioners meeting on December 2nd, 2025

Third 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 asked if anybody had anything new and asked Chappell if he attended the water meeting, Chappell stated no new information. This item remained tabled.

Fourth Item- CONDITIONAL USE PERMIT- CU-2025-0007-Event Center- Parcel # 130096733- SE corner of 226th Street and Church Road- Owner/ Applicant- American Dream Developers INC C/O David A. D. Homes INC. Mueller asked Chappell to summarize. Mueller asked Dan Derun to come up to explain the project. Derun stated he has addressed the previous concerns of lot size; water treatment and he is in the process of applying for a liquor license. Mueller opened the public meeting at 7:28. Several people spoke in opposition siting concerns over traffic, business failure, noise, lack of water, lack of police presence and ruining farmland. Mueller closed the public meeting at 7:46. Crofoot had additional questions for Derun including grading of the property, parking capacity, septic and questions concerning

the upstairs. Derun stated all things will be done to meet ADA requirements. Tesar made a motion to Approve but there was not a second, so the motion died. Tesar then made a motion to deny, it was then seconded by Rayer. A roll call vote followed with the following votes: Stroy– aye Crofoot– aye; Mueller- aye; Church- aye; Felthousen – aye Tesar- nay, Rayer- aye. Motion carried with a 6 to 1 vote

A motion was made by Mueller to adjourn the meeting. Seconded by Crofoot. A voice vote followed with all present members voting aye. Meeting closed at 8:05 pm. This matter will go before the Board of Commissioners meeting on December 2nd, 2025

Sarah Kunkel
Recording Secretary

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