

## HITCHCOCK COUNTY PLANNING COMMISSION

March 2, 2023  
Trenton, Nebraska

The Hitchcock County Planning Commission met on Tuesday, March 2, 2023 at 5:30 p.m. p.m. in the Community Room, Hitchcock County Courthouse, 229 East D Street, Trenton, Nebraska as duly published in the *McCook Daily Gazette* on February 17<sup>th</sup>, 2023.

Opening Statement was read by Chair Ladenburger. *It is the policy of this board that the formation of public policy is public business and may not be conducted in secret. The board conducts its business in accordance with the open meetings act.*

Chair Ladenburger called the meeting to order at 5:30 p.m.

Chair Ladenburger requested roll call. Those answering roll call were Dustin Ladenburger, Tom Monnahan, Dustin Webb, Aaron Kolbet, Wayne Merrill, and Austin Jensen. Chair declared a quorum present and proceeded with the meeting. Also present, applicant Alec Horton, County Attorney, D. Eugene Garner, County Assessor Terra Riggs, Lenard Paxton, Paul Nichols and Recording Secretary Margaret Pollmann.

The minutes of the January 19, 2023 meeting were reviewed. Member Monnahan moved to approve the same as submitted. Member Webb seconded the motion. Roll call vote: Webb, Aye; Kolbet, Aye; Ladenburger, Aye; Monnahan, Aye. Merrill, Aye, Jensen, Aye. Motion carried.

Chair Ladenburger recessed the regular meeting at 5:34 p.m. to enter into a public hearing.

Chair Ladenburger opened the public hearing at 5:35 p.m. to hear the applicant and all comments thereon from the public in attendance and to receive evidence regarding the Application for Conditional Use submitted by Alec Horton for the Board House LLC to construct a self storage building for boats, campers, and RV's on Lot Two (2) Castaway Parkway Subdivision located in Section 32, Township 3, Range 33 West of the 6<sup>th</sup> P.M., Hitchcock County, Nebraska.

Applicant Alec Horton presented his Application for Conditional Use and responded to questions posed by the board.

Chair received the following exhibits and the same were marked accordingly:

- Exhibit "A" Hitchcock County Clerk's *Certificate of Service* dated February 15, 2023 relating to Notice of Public Hearing mailed to applicant Alec Horton.
- Exhibit "B" Hitchcock County Clerk's *Certificate of Service* dated February 15, 2023 relating to Notice of Public Hearing mailed to land adjacent land owners and interested persons.
- Exhibit "C" Zoning Administrator Darin Morgan's *Memorandum* dated January 31<sup>st</sup>, 2023.

Chair Ladenburger asked if there were any comments from the proponents of the application. There were none.

Chair Ladenburger asked if there were any comments from opponents of the application. There were none.

Chair Ladenburger asked if there were any comments from those representing a neutral position. There were none.

Chair Ladenburger closed the public hearing at 5:39 p.m. and re-entered regular Planning Commission proceedings.

Chair inquired if any board member had a conflict of interest regarding the application being considered. There were none.

Member Webb moved to recommend to the Hitchcock County Board of Commissioners, APPROVAL of the Application for Conditional Use submitted by Alec Horton for the Board House LLC to construct a self storage building for bots, campers, and RV's on Lot Two (2) Castaway Parkway Subdivision located in Section 32, Township 3, Range 33 West of the 6<sup>th</sup> P.M., Hitchcock County, Nebraska.

The motion was seconded by Kolbet. Discussion was held.

The Hitchcock County Planning Commission finds that the requested conditional use of said land is consistent with 502.05 (1) of the Hitchcock County's Comprehensive Plan.

Chair asked for roll call on Member Webb's motion to recommend APPROVAL of the Application for Conditional Use submitted by Alec Horton. Roll call vote as follows: Jensen, Aye; Monnahan, Aye; Kolbet, Aye; Ladenburger, Aye; Webb, Aye; Merrill, Aye. Motion carried.

Member Merrill moved to authorize and direct Chair of the Hitchcock County Planning Commission to execute the formal written recommendation of the Planning Commission for and on behalf of the full body of the Planning Commission to the Hitchcock County Board of Commissioners. The motion was seconded by Webb. After discussion, the roll call was taken on the motion as follows: Webb, Aye; Ladenburger, Aye; Jensen, Aye; Kolbet, Aye; Monnahan, Aye; Merrill, Aye. Motion carried.

Under new business the Commission was in receipt of three conservation easement referrals from the Hitchcock County Board of Commissioners.

The Commission reviewed each of the conservation easements separately as to conformity with Hitchcock County's Comprehensive Plan.

Member Merrill moved to find that the following conservation easements conform with Hitchcock County's Comprehensive Plan:

- Steve Fries, CRP/General in Pt. SW $\frac{1}{4}$  30-4-32 & N $\frac{1}{2}$  NW $\frac{1}{4}$  31-4-32
- Big Red Land Co./Michael Kimsey Mgr. CRP/General in Pt. SW $\frac{1}{4}$  4-2-32

Member Monnahan seconded the motion and after consideration, the following members voted in favor of the motion: Jensen, Ladenburger, Merrill, Kolbet, Monnahan, and Webb. Motion carried.

Under Old Business, further discussion was held on updating current zoning regulations. Extensive discussion held on the oil tank batteries: permitted uses, conditional uses, definitions, etc. County Attorney will draft a proposed amendment to the zoning regulations for consideration prior to a scheduling a public hearing.

There being no further business before the Commission, Chair Ladenburger adjourned the meeting at 6:50 p.m.

Dustin Ladenburger, Chair

Wayne Merrill, Secretary