

HITCHCOCK COUNTY PLANNING COMMISSION

May 21, 2025
Trenton, Nebraska

The Hitchcock County Planning Commission met on May 21, 2025 commencing at 7:30 p.m. in the Community Room, Hitchcock County Courthouse, 229 East D Street, Trenton, Nebraska. Notice of the meeting was given in advance thereof by publication on May 8th, 2025 in *Scoop Media News*, the designated method for giving notice. Board agendas are posted on the County's website www.hitchcockcounty.ne.gov. Notice of this meeting was given to the Chair and all members of the Board. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Chair Dustin Ladenburger advised all in attendance, that a current copy of the Nebraska Open Meetings Act was available for review, indicated the location of such copy in the room where the meeting was being held and offered the following statement: *It is the policy of the 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 informed those in attendance that the public meeting and public hearing were being recorded and asked that those in attendance speak one at a time so as to maintain a clear record of these proceedings. Jason Frederick of *Scoop Media News* was present and recorded the proceedings at the request of the Commission.

Chair Ladenburger called the meeting to order at 7:38 p.m. and the roll was called. Those present were Aaron Kolbet, Tom Monnahan, Wayne Merrill, Dustin Ladenburger and Austin Jensen. Dustin Webb was absent. Chair declared a quorum. Also present, Zoning Administrator Mike Erickson, County Attorney D. Eugene Garner, and Recording Secretary Linda Kerchal.

The minutes of the March 12, 2025 meeting were previously reviewed by the board. Chair inquired as to any additions or corrections. Member Monnahan moved to waive the reading of said minutes, and accept and approve the March 12, 2025 meeting minutes. Member Merrill seconded the motion and the following members voted in favor of the motion: Merrill, Kolbet, Monnahan, Ladenburger and Jensen. Webb, Absent. Motion carried.

Chair Ladenburger recessed the regular meeting at 7:39 p.m. and opened the public hearing for the purpose 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 Shane Rippen for an open feedlot confined animal feeding operation with aerobic waste handling facility, Category A Class III in Part of the W½ of the SE¼ Section 4, Township 3 North, Range 31 West, Hitchcock County, Nebraska.

Attorney D. Eugene Garner presented the question of whether the subject property was located within or without the extraterritorial jurisdiction of the Village of Culbertson. Exhibits "D" and "E" were received. After consideration and discussion, a roll call vote was had on the question of whether the subject property was located within the jurisdiction of the County. Kolbet, No, Monnahan, Yes, Jensen, Yes, Merrill, Yes Ladenburger, Yes.

The Commission having determined they have jurisdiction over this matter proceeded with the public hearing.

Travis Casperson, Engineer for Settje Agri-Service and Engineering, Inc. presented a power point, Exhibit "C1"

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

Zoning Administrator Mike Erickson presented the staff report relating to conditional use application #1-2025.

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

Exhibit “A” Hitchcock County Clerk’s *Certificate of Service* dated May 8th, 2025 relating to Notice of Public Hearing mailed to the applicant, adjacent land owners, public entity and public utility.
Exhibit “B” Zoning Administrator Mike Erickson’s *Staff Report*
Exhibit “C” Application for Conditional Use
Exhibit “C1” Feedlot Plan
Exhibit “D” Culbertson Ordinance
Exhibit “E” g Works Map
Exhibit “F” Odor Control
Exhibit “G” Moorhous Letter
Exhibit “H” Berndt Letter
Exhibit “I” Koebel Letter
Exhibit “J” Grafel Letter
Exhibit “K” Warren Letter

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. Those recognized and speaking: Sandra Titus, Robin Lomax, Monty Cooper, Sherry Moorhous, Michael Farr, Deb Huss, Nick Erdman, Sonia Coldwell, Joy Farr, Nathan Hoyt, Jake Koebel. Concerns voiced included Village of Culbertson water wells and water usage, run off, dust, odor, bird and fly control, property values and proximity to the village of Culbertson City Limits.

Chair inquired if there were any comments from a neutral position. There were none.

Chair inquired if there were any further comments. Applicant Shane Rippen requested that the Commission review the requirements that have been met.

Chair closed the public hearing at 9:12 p.m. this date and the public meeting that was previously recessed was re-opened.

General discussion held on Exhibit “B”. Zoning Administrator Mike Erickson recommended approval of Application.

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

Member Jensen and Attorney Garner advised as to making findings regarding the proposed application.

Discussion was had regarding consistency of the proposed land use with the comprehensive plan. Roll call vote had regarding whether the proposed land use was consistent with Hitchcock County’s Comprehensive Plan: Kolbet, Yes, Monnahan, Yes, Jensen, Yes, Merrill, Yes Ladenburger, Yes.

Member Jensen moved to recommend to the Hitchcock County Board Commissioners, Approval of the Application for Conditional Use submitted by Shane Rippen. The motion died for lack of a second.

Chair Ladenburger asked for any other motions. Attorney Garner advised as the duty to make a recommendation to the County Board. Discussion on Section 1008 and 501.06 of the Zoning Regulations.

Member Kolbet moved to schedule a future meeting for continue discussion and consideration of the Conditional Use Application of Shane Rippen. Member Monnahan seconded the motion and after consideration, the following members voted in favor of the motion: Merrill, Kolbet, Monnahan, Ladenburger and Jensen. Webb, Absent. Motion carried.

Discussion held on the meeting date and time for further consideration on the Conditional Use Application of Shane Rippen and the MB Club Conditional Use Application #2-2025. Said meeting will be held Wednesday, June 11, 2025 commencing at 7:30 p.m. with the public

hearing on Conditional Use 2-2025 to commence as soon thereafter as said hearing can be held. Said meeting and hearing will be published accordingly.

There being no further business before the Commission, Chair Ladenburger adjourned the meeting at 9:29 p.m.

Dustin Ladenburger, Chair

Wayne Merrill, Secretary