

HITCHCOCK COUNTY PLANNING COMMISSION

August 1st, 2025
Trenton, Nebraska

The Hitchcock County Planning Commission met on August 1st, 2025 commencing at 3:00 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 July 29th, 2025 in the *McCook Gazette*, 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 Commission. 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 called the meeting to order at 3:02 p.m. and the roll was called. Those present were Aaron Kolbet, Tom Monnahan, Wayne Merrill, Dustin Ladenburger, and Dustin Webb. Chair declared a quorum. Also present, Alternate Member Austin Jensen, Zoning Administrator Mike Erickson, County Attorney D. Eugene Garner and Recording Secretary Margaret Pollmann.

The minutes of the June 23rd, 2025 meeting were previously reviewed by the Commission. Chair inquired as to any additions or corrections. Member Monnahan moved to waive the reading of said minutes, and accept and approve the June 23rd, 2025 meeting minutes. Member Merrill seconded the motion and the following members voted in favor of the motion: Merrill, Yes, Kolbet, Yes; Monnahan, Yes; Ladenburger, Yes and Webb, Yes. Motion carried.

Member Kolbet moved to ratify the July 23, 2025 denial of the Motion To Continue Application Hearing submitted by Attorney Roger Benjamin. Member Webb seconded the motion and there being no further discussion a roll call vote was had as follows: Webb, Yes; Ladenburger, Yes; Monnahan Yes; Merrill, Yes; Kolbet Yes. Motion carried.

Member Kolbet moved to review the conditional use application as amended filed by Shane Rippen. Member Webb seconded the motion and after discussion a roll call vote was had as follows: Webb, Yes; Kolbet, Yes, Monnahan, Yes, Ladenburger, Yes; Merrill, Yes. Motion carried.

Member Jensen moved to ratify the July 23rd, 2025 finding that the Amended Conditional Use application filed by Shane Rippen is consistent with Hitchcock County's Comprehensive Plan. Member Webb seconded the motion.

Patron Ron Bauer inquired as to the whether it was proper for Alternate Member Jensen to make motions. Attorney Garner advised as to the By-Laws of this Commission. Discussion held.

Member Jensen rescinded his motion.

Member Webb moved to ratify the July 23rd, 2025 finding that the Amended Conditional Use application filed by Shane Rippen is consistent with Hitchcock County's Comprehensive Plan. Member Merrill seconded the motion and there being no further discussion a roll call vote was had as follows: Ladenburger, Yes; Webb, Yes; Monnahan, Yes; Merrill, Yes; Kolbet, No. Motion carried.

Member Webb moved to ratify the July 23, 2025 finding that the Amended Conditional Use Application filed by Shane Rippen meets the standards and requirement(s) of paragraph(s) A through J and L through N of Section 501.06 of the Regulations as set out in Exhibit A-1. Member Kolbet seconded the motion and there being no further discussion a roll call vote was had as follows: Kolbet, Yes; Merrill, Yes; Monnahan, Yes; Ladenburger, Yes; Webb, Yes. Motion carried.

Member Webb moved to ratify the July 23, 2025 Recommendation of the Hitchcock County Planning Commission to the Hitchcock County Board of Commissioners on the Amended Application for Conditional Use with the following conditions

1. Completion and submission to Hitchcock County Zoning Administrator the “Nebraska Animal Feeding Operation Matrix” found on the NDA website;
2. Certificate of Zoning Compliance must be submitted and approved before any livestock be allowed to populate the feedlot; and
3. Those conditions and requirements set forth in Exhibit A-1.

Member Merrill seconded the motion and there being no further discussion a roll call vote was had as follows: Merrill, Yes; Ladenburger, Yes; Kolbet, No; Webb, Yes; Monnahan, No; Motion carried.

Member Webb moved to authorize and direct the Chair of the Hitchcock County Planning Commission to execute the recommendation of the Planning Commission for and on behalf of the full body of the Planning Commission. The motion was seconded by Merrill and there being no further discussion a roll call vote was had as follows: Webb, Yes; Kolbet; No; Monnahan, No; Ladenburger, Yes; Merrill, Yes. Motion carried.

Old business: Attorney Garner informed the Commission that representatives from West Central Nebraska Development District contacted the Clerk this morning and rescheduled their meeting with the County Board from August 4th to August 18th in regards to the grant application for updating the County’s Comprehensive Plan.

New business – Alternate Jensen suggested that the Commission review it’s by-laws for possible revisions. It was the consensus of the Commission to make this an agenda item at a future meeting.

The next meeting of the Commission will be Thursday, August 28th, 2025 at 7:00 p.m.

There being no further business before the Commission, Member Monnahan moved to adjourn. Member Webb seconded the motion and a roll call vote was had as follows: Ladenburger, Yes; Merrill, Yes; Webb, Yes; Monnahan, Yes; Kolbet Yes. Motion carried.

Dustin Ladenburger, Chair

Wayne Merrill, Secretary