

HITCHCOCK COUNTY PLANNING COMMISSION

August 27th, 2025
Trenton, Nebraska

The Hitchcock County Planning Commission met on August 27th, 2025 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 August 21st, 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 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 7:03 p.m. and the roll was called. Those present were Aaron Kolbet, Tom Monnahan, Dustin Ladenburger and Dustin Webb. Member Wayne Merrill and Alternate Member Austin Jensen were absent. Chair declared a quorum. Also present Zoning Administrator Mike Erickson, County Attorney D. Eugene Garner and Recording Secretary Margaret Pollmann.

Patrons Sherry Moorhous, Vicki Bauer, Linda Robbins, Joy Farr and Paul Nichols were present.

The minutes of the August 1st, 2025 meeting were previously reviewed by the Commission. Chair inquired as to any additions or corrections. A correction in paragraph 7 was noted. The 8-1-25 minutes read "*Member Jensen moved to ratify the July 23, 2025 find that the Amended Conditional Use application filed by Shane Rippen is consistent with Hitchcock County's Comprehensive Plan. Member Webb seconded the motion.*" Said minutes, as published did not include a roll call vote which was as follows: Ladenburger, Yes; Webb, Yes; Monnahan, Yes; Merrill, Yes; Kolbet, No. Motion carried.

Member Monnahan moved to accept and approve the August 1st, 2025 meeting minutes as corrected. Member Webb seconded the motion and the following members voted in favor of the motion: Kolbet, Yes; Monnahan, Yes; Ladenburger, Yes and Webb, Yes. Merrill, Absent. Motion carried.

Chapter 2 – Rules of Procedure - Article 1 Section 5 of the of the Planning Commission's Bylaws and Rules of Procedure was reviewed and discussed.

Member Kolbet moved to propose the following amendment to the Hitchcock County Planning Commission Bylaws and Rules of Procedure:

*CHAPTER 2 – RULES OF PROCEDURE - ARTICLE 1 – MEETINGS - Section 5 – Alternate Member: The alternate member of the Commission may participate and enter into discussion(s) **of matters before the commission** ~~as any public person~~ but may not **make motions or** vote unless he/she is replacing a regular member of the Commission due to absence of a regular member or a conflict of interest being declared by any regular Commission member. The alternate member shall make reasonable efforts to attend all meetings and public hearings in order to ensure a proper quorum is present so that the Commission can handle its business in a timely manner.*

Member Monnahan seconded the motion and after discussion a roll call vote was had as follows: Ladenburger, Yes; Webb, Yes; Kolbet, Yes; Monnahan, Yes. Merrill, Absent. Motion carried.

Attorney Garner offered a history of the makeup of the planning commission.

Wayne Merrill joined the meeting at 7:37 p.m.

Attorney Garner and County Commissioner Paul Nichols advised that the County is in the process of applying for a Community Development Block Grant (CDBG) for updates to the County’s Comprehensive Plan and Zoning Regulations. A public hearing regarding the application to the Nebraska Department of Economic Development for said grant will be held on Tuesday, September 2nd, 2025 at 10:30 a.m. in the County Commissioner’s room in the courthouse. Attorney Garner further advised that the West Central Nebraska Development District, of which the County is a member, will be writing the grant, will gather pertinent information and prepare proposed updates on the Comprehensive Plan and Zoning Regulations for Planning Commission and County Board consideration.

Under new business Zoning Administrator Mike Erickson advised as to Nebraska Attorney General’s opinion #25-003 regarding liability for non-consensual, warrantless entries on private property by County Assessors, in summary: *County tax assessors are not exempt from the general law of trespass*. Erickson proposed amending the zoning permit application to include “I further acknowledge that the Hitchcock County Assessor’s office will inspect such structure for assessment purposes”. Attorney Garner advised that to approve said amendment, the Planning Commission and the Board of Commissioners must hold public hearings.

A Special Meeting and Public Hearing is scheduled for Wednesday, September 17th, 2025 at 7:00 p.m.

There being no further business before the Commission, Member Ladenburger moved to adjourn at 8:15 p.m. Member Webb seconded the motion and a roll call vote was had as follows: Ladenburger, Yes; Webb, Yes; Monnahan, Yes; Kolbet Yes. Merrill, Yes. Motion carried.

Dustin Ladenburger, Chair

Wayne Merrill, Secretary