

HITCHCOCK COUNTY PLANNING COMMISSION

October 8, 2025
Trenton, Nebraska

The Hitchcock County Planning Commission met on October 8th, 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 September 19, 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 7:05 p.m. and the roll was called. Those present were Members Aaron Kolbet, Tom Monnahan, Dustin Ladenburger, and Wayne Merrill. Member Dustin Webb 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 present Sherry Moorhous, Paul Nichols, Joy Farr, Ron and Vicki Bauer.

The minutes of the August 27th, 2025 and September 17th, 2025 meetings were previously reviewed by the board. Chair inquired as to any additions or corrections. Member Kolbet moved to waive the reading of said minutes, and accept and approve the August 27th, 2025 and September 17th, 2025 meeting minutes. Member Monnahan seconded the motion and a roll call vote was had as follows: Merrill, Yes; Kolbet, Yes; Monnahan, Yes; Ladenburger, Yes; Webb, Absent. Motion carried.

Chair Ladenburger recessed the regular meeting at 7:07 p.m. and opened the public hearing for the purpose to hear all comments thereon from the public in attendance and to receive evidence regarding amendments to Hitchcock County's Zoning Permit and Conditional Use Applications.

Chair received the following exhibits and the same were marked accordingly:
Exhibit "A": Proposed revisions to Hitchcock County's Zoning Permit Application
Exhibit "B": Proposed revisions to Hitchcock County's Application for Conditional Use
Exhibit "C": Publisher's Affidavit for Special Meeting and Public Hearing

Attorney Garner and Zoning Administrator Erickson advised as to changes in said forms.

Vicki Bauer asked for clarity on the addition of "I further acknowledge that the Hitchcock County Assessor's Office will inspect such structure for assessment purposes" on the zoning permit application. Attorney Garner addressed points of law. Discussion had on the issue.

Chair Ladenburger asked if there were any comments from proponents of the proposed amendments to the Zoning Permit Application.

Regarding the proposed amendments to the Zoning Permit Application, Joy Farr commented it was an essential position to take for the assessment function.

Chair Ladenburger asked if there were any comments from opponents of the proposed amendments to the Zoning Permit Application.

Chair inquired if there were any comments from a neutral position regarding the proposed amendments to the Zoning Permit Application. There were none.

Chair asked if there were any comments from proponents of the proposed amendments to the Conditional Use Application. There were none.

Chair asked if there were any comments from opponents of the proposed amendments to the Conditional Use Application. There were none.

Chair asked if there were any comments from those representing a neutral position in relation to the proposed amended Conditional Use Application. Paul Nichols inquired as to who has the responsibility to ascertain that all information on #2 (a) through (k) is provided by the applicant upon the filing of a conditional use application. Attorney Garner referenced #2 of said proposed amended Conditional Use Application “*Provide: a site plan (a scaled sketch on the reverse side of this form or attach a scaled drawing) which describes the use proposed which includes ALL of the following information: (a) through (k)*” and stated “it’s clear that the applicant needs to fill out ALL information on the application. Group discussion held.

Chair inquired if there were any further comments. There were none.

Chair closed the public hearing at 7:45 p.m. this date and the public meeting that was previously recessed was re-opened.

Chair inquired is there were any Commission members having a conflict in relation to the proposed Zoning Permit and Conditional Use Application amendments. There were none.

Member Monnahan moved to recommend that the Hitchcock County Board of Commissioners amend the zoning permit application by adopting and implementing the Zoning Permit Application as proposed with the additional change to reflect the recent merging of the NDNR and NDEE to create the Nebraska Department of Water, Energy, and Environment (NDWEE) and to include at the bottom of the application and above the signature line the following language: “*I further acknowledge that the Hitchcock County Assessor’s office will inspect such structure for assessment purposes.*” Member Kolbet seconded the motion and after discussion/consideration a roll call vote was had as follows: Merrill, Yes; Ladenburger, Yes; Kolbet, Yes; Monnahan, Yes; Webb, Absent. Motion carried.

Member Kolbet moved to recommend that the Hitchcock County Board of Commissioners amend the Application For Conditional use by adopting and implementing the Conditional Use Application as proposed with the additional change to reflect the recent merging of the NDNR and NDEE to create the Nebraska Department of Water, Energy, and Environment (NDWEE). Member Monnahan seconded the motion and after discussion/consideration a roll call vote was had as follows: Merrill, Yes; Ladenburger, Yes; Kolbet, Yes; Monnahan, Yes; Webb, Absent. Motion carried.

Member Merrill 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 for amendments to the Zoning Permit application and the Application for Conditional Use. The motion was seconded by Monnahan and after discussion a roll call vote was had as follows: Kolbet; Yes; Monnahan, Yes; Ladenburger, Yes; Merrill Yes; Webb, Absent. Motion carried.

The amendment to the bylaws and rules of procedure was taken up. The Commission noted that that the proposed amendment(s) were previously presented in writing to the full Commission at the meeting held on August 27th, 2025. The proposed amendment is as follows:

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 Kolbet moved to adopt and implement the amendment to Chapter 2 – Rules of Procedure – Article 1 – Meetings – Section 5 – Alternate Member: as follows:

The alternate member of the Commission may participate and enter into discussion(s) of matters before the commission 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 Merrill seconded the motion and after discussion/consideration a roll call vote was had as follows: Monnahan, Yes; Ladenburger, Yes; Merrill, Yes; Kolbet, Yes; Webb, Absent. Motion carried.

Old business – Discussion held on the status of the grant application for updates to Hitchcock County’s Comprehensive Plan and Zoning Regulations. Zoning Administration Erickson and Attorney Garner advised that the grant application has been submitted by West Central Nebraska Development District (WCNDD). Discussion held as to possible timelines and procedures for completion of updates if the grant is approved.

There was no new business.

The next regularly scheduled meeting will be Thursday January 15, 2026 at 7:00 p.m. however, meetings may be called by the Chairperson at other times as the Commission determines it is necessary to conduct its affairs, responsibilities and duties.

There being no further business before the Commission, Chair Ladenburger moved to adjourn the meeting at 8:00 p.m. this date. Member Kolbet seconded the motion and a roll call vote was had as follows: Ladenburger, Yes; Kolbet, Yes; Merrill, Yes, Monnahan, Yes; Webb, Absent. Motion carried.

Dustin Ladenburger, Chair

Wayne Merrill, Secretary