HITCHCOCK COUNTY PLANNING COMMISSION

January 20, 2022
Trenton, Nebraska

Pursuant to the adopted By-Laws and Rules of Procedure, the Hitchcock County Planning Commission met on Thursday, January 20, 2022 in the Community Room, Hitchcock County Courthouse, 229 East D Street, Trenton, Nebraska for its annual re-organizational meeting. Notice of the meeting was given in advance thereof by publication in the *Hitchcock County News*, the designated method for giving notice. Notice of this meeting was given to the Chair and all members of the Board. Availability of the agenda was communicated in the advance notice and in the notice to the Chair and the Board of this meeting. Agendas are posted on the County's website www.hitchcockcounty.ne.gov. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Chair Dustin Ladenburger called the meeting to order at 7:00 p.m. and the roll was called. Those present were Aaron Kolbet, Dustin Ladenburger, Tom Monnahan. Dustin Webb and Wayne Merill were absent. Chair declared a quorum. Also present were Hitchcock County Assessor Terra Riggs, Assessment Clerk Lacey Daniels and Recording Secretary Margaret Pollmann.

Chair 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.*

The minutes of the December 14, 2021 meeting were previously reviewed by the board. Chair inquired as to any additions or corrections. Monnahan moved to waive the reading of said minutes, and accept and approve the December 14, 2021 meeting minutes. Kolbet seconded the motion and the following members voted in favor of the motion: Kolbet, Ladenburger, and Monnahan. Motion carried.

Chair opened the floor for nominations for Chair for the calendar year 2022. Kolbet moved to retain current officers, those being Dustin Ladenburger, Chair, Dustin Webb, Vice Chair and Wayne Merrill, Secretary. Monnahan seconded the motion and the following members voted in favor of the motion: Monnahan, Ladenburger, and Kolbet. Motion carried and Dustin Ladenburger was declared Chair, Dustin Webb was declared Vice Chair and Wayne Merrill was declared Secretary for calendar year 2022.

There was no old business.

Under new business the Commission was in receipt of eight conservation easement referrals from the Hitchcock County Board of Commissioners. Assessor Riggs offered a history and overview of the new Conservation Easement regulation developed by the Nebraska Department of Revenue, Property Assessment Division. Attorney Garner advised as to the statutory procedure for approval or disapproval of the Conservation Easement Applications by local governing bodies.

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

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

- Richard Cook, CRP-CREP Contract with USDA, in Pt. NE¼ of Section 25-4-33;
- Steve & Linda Kerchal, CRP-CREP Contract with USDA, in Pt. SW¼ Section 28-4-32 CRP-General Contract with USDA in Pt. SW¼ of NW¼ of Section 28-4-32;
- Albin Ruzicka, CRP – General Contract with USDA, in Pt. of Section 33-1-34;
- John & Deborah Walters, CRP – General Contract with USDA, in Pt. SW¼ of Section 7-3-31;
- Todd Wagner, CRP - General Contract with USDA, in Pt. NE ¼ of Section 7-3-31;
- Steve Fries, CRP – CREP Contract with USDA, in Pt. N ½ of Section 25-4-33;
- Kenneth M. & Elizabeth L. Alig, CRP – General Contract with USDA, in Pt. Section 35-3-33;
- Robert Eisenach, CRP – CREP Contract with USDA, in Pt. W½ of Section 1-3-31.

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

Discussion held on updating the County's Comprehensive Development Plan.

The next reorganizational meeting will be held on Thursday, January 19, 2023. The Chair may call a meeting of the Planning Commission at such other times as needed to conduct necessary business.

There being no further business before the Commission, Chair Ladenburger adjourned the meeting at 8:20 p.m.

Dustin Ladenburger, Chair Margaret Pollamann, Recording Secretary

HITCHCOCK COUNTY BOARD OF ADJUSTMENT

Trenton, Nebraska
January 20, 2022

Pursuant to the adopted By-Laws and Rules of Procedure, the Hitchcock County Board of Adjustment met on Thursday, January 20, 2022 at 3:00 p.m. in the Community Room, Hitchcock County Courthouse, 229 East D Street, Trenton, Nebraska for its annual re-organizational meeting. Notice of the meeting was given in advance thereof by publication in the *Hitchcock County News*, the designated method for giving notice. Notice of this meeting was given to the Chair and all members of the Board. Availability of the agenda was communicated in the advance notice and in the notice to the Chair and the Board of this meeting. Agendas are posted on the County's website www.hitchcockcounty.ne.gov. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Chair Jacob Miller called the meeting to order at 3:07 p.m. and publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy in the room where the meeting was being held. The roll was called. Those present were Alex Pollmann, Jacob Miller, Chris Williamson, and Ron Daugherty. Paul Dwyer was absent. Chair declared a quorum. Also present was Recording Secretary Margaret Pollmann.

The minutes of the October 4, 2021 meeting were previously reviewed by the board and Chair Miller moved to dispense with reading said minutes and to accept and approve said minutes. Pollmann seconded the motion and the following members voted in favor of the motion: Miller, Pollmann, Williamson, and Daugherty. Motion carried.

Chair Miller opened the floor for nominations for Chair for calendar year 2022. Member Pollmann nominated Jacob Miller. The nomination was seconded by Daugherty. There were no further nominations and nominations ceased. The roll was called on the nomination of Jacob Miller for Chair for calendar year 2022 and the following members voted in favor of the motion: Williamson, Daugherty, and Pollmann. Member Miller abstained. Motion carried.

Chair Miller opened the floor for nominations for Vice Chair for calendar year 2022. Member Daugherty nominated Chris Williamson. The nomination was seconded by Miller. There were no further nominations and nominations cease. The roll was called on the nomination of Chris Williamson for Vice Chair for calendar year 2022 and the following members voted in favor of the motion: Miller, Daugherty, and Pollmann. Member Williamson abstained. Motion carried.

Chair Miller opened the floor for nominations for Secretary for calendar year 2022. Chair Miller nominated Alex Pollmann. The nomination was seconded by Williamson. There were no further nominations and nominations ceased. The roll was called on the nomination of Alex Pollmann for Secretary for calendar year 2022 and the following members voted in favor of the motion: Daugherty, Williamson, and Miller. Member Pollmann abstained. Motion carried.

There was no old business and under new business, the annual NPZA Conference was discussed.

The next reorganizational meeting will be held on Thursday, January 19, 2023. The Chair may call a meeting of the Board of Adjustment at such other times as needed to conduct necessary business.

There being no further business, Chair Miller moved to adjourn at 3:15 p.m. this date. Daugherty seconded the motion and the following members voted in favor of the motion: Pollmann, Williamson, Miller, and Daugherty. Motion carried.

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Chair	Secretary

HITCHCOCK COUNTY PLANNING COMMISSION

April 12, 2022
Trenton, Nebraska

Pursuant to the adopted By-Laws and Rules of Procedure, the Hitchcock County Planning Commission met on Tuesday, April 12th, 2022 in the Community Room, Hitchcock County Courthouse, 229 East D Street, Trenton, Nebraska. Notice of the meeting was given in advance thereof by publication in the *Hitchcock County News*, the designated method for giving notice. Notice of this meeting was given to the Chair and all members of the Board. Availability of the agenda was communicated in the advance notice and in the notice to the Chair and the Board of this meeting. Agendas are posted on the County's website www.hitchcockcounty.ne.gov. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Chair Dustin Ladenburger called the meeting to order at 7:00 p.m. and the roll was called. Those present were Aaron Kolbet, Dustin Ladenburger, Tom Monnahan, and Wayne Merrill. Member Dustin Webb was absent. Chair declared a quorum. Also present, Hitchcock County Assessor Terra Riggs and Recording Secretary Margaret Pollmann.

Chair 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.*

The minutes of the January 20, 2022 meeting were previously reviewed by the board. Chair inquired as to any additions or corrections. Monnahan moved to waive the reading of said minutes and accept and approve the January 20, 2022 meeting minutes. Kolbet seconded the motion and the following members voted in favor of the motion: Kolbet, Ladenburger, Monnahan and Merrill. Webb, absent. Motion carried.

The Commission was in receipt of six conservation easement referrals from the Hitchcock County Board of Commissioners.

Assessor Riggs offered a history and overview of the new Conservation Easement regulation developed by the Nebraska Department of Revenue, Property Assessment Division. Discussion held.

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

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

- Richard Cook, CRP-CREP Contract with USDA, in Pt. NE¼ of Section 25-4-33;
- Steve & Linda Kerchal, CRP-CREP Contract with USDA, in Pt. SW¼ Section 28-4-32 CRP-General Contract with USDA in Pt. SW¼ of NW¼ of Section 28-4-32;
- Albin Ruzicka, CRP – General Contract with USDA, in Pt. of Section 33-1-34;
- John & Deborah Walters, CRP – General Contract with USDA, in Pt. SW¼ of Section 7-3-31;
- Todd Wagner, CRP - General Contract with USDA, in Pt. NE ¼ of Section 7-3-31;
- Steve Fries, CRP – CREP Contract with USDA, in Pt. N ½ of Section 25-4-33;
- Kenneth M. & Elizabeth L. Alig, CRP – General Contract with USDA, in Pt. Section 35-3-33;
- Robert Eisenach, CRP – CREP Contract with USDA, in Pt. W½ of Section 1-3-31.

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

Based on the finding that the foregoing conservation easements conform with Hitchcock County's Comprehensive Plan, the Hitchcock County Planning Commission hereby recommends approval of said easements by the Hitchcock County Board of Commissioners.

There being no further business before the Commission, Chair Ladenburger adjourned the meeting at 7:15 p.m.

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Dustin Ladenburger, Chair Wayne Merrill, Secretary