HITCHCOCK COUNTY PLANNING COMMISSION

January 18, 2024
Trenton, Nebraska

Pursuant to the adopted By-Laws and Rules of Procedure, the Hitchcock County Planning Commission met on Thursday, January 18, 2024 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 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 called the meeting to order at 7:00 p.m. and the roll was called. Those present were Aaron Kolbet, Dustin Ladenburger, Dustin Webb, and Wayne Merrill. Member Monnahan and alternate Member Austin Jensen were not present. Chair declared a quorum. Also present, Zoning Administrator Mike Erickson, County Commissioner Paul Nichols, and Recording Secretary Margaret Pollmann.

The minutes of the August 3, 2023 meeting were previously reviewed by the board. Chair inquired as to any additions or corrections. Member Merrill moved to waive the reading of said minutes, and accept and approve the August 3rd, 2023 meeting minutes. Member Kolbet seconded the motion and the following members voted in favor of the motion: Kolbet, Ladenburger, Webb, and Merrill. Motion carried.

Chair opened the floor for nominations for Chair for the calendar year 2024. Kolbet moved to retain current officers, those being Dustin Ladenburger Chair, Dustin Webb Vice Chair and Wayne Merrill Secretary. Merrill seconded the motion and the following members voted in favor of the motion: Ladenburger, Kolbet, Webb, and Merrill. Motion carried and Dustin Ladenburger was declared Chair, Dustin Webb was declared Vice Chair and Wayne Merrill was declared Secretary for calendar year 2024.

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

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

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

- Ron Wertz CRP General Sec. 36-3-33
- Crews Farms CRP Access Control & Upland/Wetland Wildlife Habitat Management NE¼ Sec. 24-3-32
- Swanson Lake Ranch, LLC CRP Continuous S½S½ & Pt. N½SW¼ Sec. 17-2-34
- DHR Farms, Inc., CRP SAFE SU59 Sec. 26 & 33 in 2-35

and to direct Chair to execute documentation of said finding to be delivered to the Hitchcock County Board of Commissioners for consideration.

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

Zoning Administrator Mike Erickson presented his annual report.

Discussion held on solar farms and comprehensive plan updates.

The next reorganizational meeting will be held on Thursday, January 16, 2025. 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 7:37 p.m.

_____	_____
Dustin Ladenburger, Chair	Wayne Merrill, Secretary

HITCHCOCK COUNTY BOARD OF ADJUSTMENT

Trenton, Nebraska
January 18, 2024

Pursuant to the adopted By-Laws and Rules of Procedure, the Hitchcock County Board of Adjustment met on Thursday, January 18, 2024 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 3:08 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 Chris Williamson, Ron Daugherty, Jacob Miller, and Chris Baker. Alex Pollmann was absent. Chair declared a quorum. Also present was Recording Secretary Margaret Pollmann and Zoning Administrator Mike Erickson.

The minutes of the January 19th, 2023 meeting were previously reviewed by the board and Member Daugherty moved to dispense with reading said minutes and to accept and approve said minutes. Member Miller seconded the motion and the following members voted in favor of the motion: Williamson, Daugherty, Miller and Baker. Pollmann, Absent. Motion carried.

Chair Miller opened the floor for nominations for Chair for calendar year 2024. Member Daugherty moved to retain current officers, those being Jacob Miller Chair, Chris Williamson Vice Chair and Alex Pollmann Secretary. Member Baker seconded the motion and the roll was called on the motion to retain current officers with the following members voting in favor of the motion: Williamson, Daugherty, Miller and Baker. Pollmann, Absent. Motion carried.

There was no old or new business.

The next reorganizational meeting will be held on Thursday, January 16, 2025. 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, member Miller moved to adjourn at 3:11 p.m. this date. Member Baker seconded the motion and the following members voted in favor of the motion: Williamson, Baker, Daugherty, and Miller. Pollmann, Absent. Motion carried.

_____ _____

Jacob Miller, Chair Margaret Pollmann – Recording Secretary

ITCHCOCK COUNTY PLANNING COMMISSION

April 18, 2024
Trenton, Nebraska

The Hitchcock County Planning Commission met on Thursday, April 18, 2024 at 6:30 p.m. p.m. in the Community Room, Hitchcock County Courthouse, 229 East D Street, Trenton, Nebraska as duly published in the *Hitchcock County News* on April 4, 2024.

Opening Statement was read by Chair Ladenburger. *It is the policy of this 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 6:40 p.m.

Chair Ladenburger requested roll call. Those answering roll call were Dustin Ladenburger, Tom Monnahan, Dustin Webb, Wayne Merrill, and Austin Jensen. Member Aaron Kolbet was absent. Chair declared a quorum present and proceeded with the meeting. Also present, applicant Kari Peter, County Attorney, D. Eugene Garner, Zoning Administrator Mike Erickson and Recording Secretary Margaret Pollmann.

The minutes of the January 18, 2024 meeting were reviewed. Member Jensen moved to approve the same as submitted. Member Webb seconded the motion. A unanimous "Aye" vote was cast. Motion carried.

Zoning Administrator Erickson provided information relating to the cost of updating the County's Comprehensive Plan including possible grant funding. Attorney Garner advised as to legalities relating to plan updates. Discussion held.

Applicant Kari Peter joined the meeting.

Chair Ladenburger recessed the regular meeting at 6:49 p.m. to enter into a public hearing.

Chair Ladenburger opened the public hearing at 6:50 p.m. 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 R.Via Retreat, LLC to develop a 10 spot RV park, to also include three cabins on Lot 7A of the *Castaway Parkway Subdivision Filing #1,* being a part of the South ½ of Section 32, Township 3 North, Range 33 West, Hitchcock County, Nebraska.

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

Exhibit "A" Hitchcock County Clerk's *Certificate of Service* dated April 8th, 2024 relating to Notice of Public Hearing mailed to applicant R.Via Retreat LLC %Kari Peter

Exhibit "B" Hitchcock County Clerk's *Certificate of Service* dated February 15, 2023 relating to Notice of Public Hearing mailed to land adjacent land owners and interested persons.

Exhibit "C" Zoning Administrator Mike Erickson's *Staff Report* relating to Conditional Use Application #01-2024.

Board acknowledged a scrivener's error in the Planning Commission's Notice of Public Hearing, to wit: reflected the date of this hearing as "Thursday, April 18, 202**3"** rather than Thursday, April 18, 202**4.** However, based on the other documentation contained in the record, including without limitation: the applicant is present for this hearing; April 18, 2023 fell on a Tuesday not a Thursday; the notice(s) mailed to the applicant and adjoining land owners were mailed out by the Hitchcock County Clerk's office on April 8, 2024 as evidenced by the certificate of service received as Exhibit(s) "A" and "B"; the notice of the County Board public hearing to be held on May 6, 2024, which was also published in the Hitchcock County News on the same date as the Planning Commission's hearing reflects the correct year, the Planning

Commission finds said scrivener's error to be harmless error and proceeds with the public hearing accordingly.

Chair Ladenburger asked if there were any comments from the proponents of the application. Applicant Kari Peter presented her Application for Conditional Use and responded to questions posed by the board.

Chair Ladenburger asked if there were any comments from opponents of the application. There were none.

Chair Ladenburger asked if there were any comments from those representing a neutral position. There were none.

Chair Ladenburger closed the public hearing at 6:59 p.m. and re-entered regular Planning Commission proceedings.

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

The Commission made the following findings:

1. that the requested use of said land is consistent with the Hitchcock County Comprehensive Plan and is a permitted use in the RCI Rural Commercial/Industrial District pursuant to section 502.03(7) of the *Zoning Resolution of Hitchcock County, Nebraska;* and

2. that the requested conditional use of said land is consistent with the Hitchcock County Comprehensive Plan and may be permitted as a conditional use in the AG-G General Agricultural District pursuant to section 501.06(10) of the *Zoning Resolution of Hitchcock County, Nebraska*, on the following conditions/exceptions, to wit:
    - *CONDITION(S):* Refer to Staff Report relating to conditional use application #01-2024, submitted by Michael Erickson, Hitchcock County Zoning Administrator, attached hereto as "Exhibit C" and incorporated herein by this reference.

    - EXCEPTION(S): None

Member Webb moved to recommend to the Hitchcock County Board of Commissioners, APPROVAL of the Application for Conditional Use submitted by R.Via Retreat, LLC to develop a 10 spot RV park, to also include three cabins on Lot 7A of the *Castaway Parkway Subdivision Filing #1*, being a part of the South ½ of Section 32, Township 3 North, Range 33 West, Hitchcock County, Nebraska. The motion was seconded by Merrill. After discussion, the roll was called on the motion as follows: Webb, Aye; Ladenburger, Aye; Jensen, Aye; Monnahan, Aye; Merrill, Aye. Kolbet, Absent. Motion carried.

Member Jensen moved to authorize and direct Chair of the Hitchcock County Planning Commission to execute the formal written recommendation of the Planning Commission for and on behalf of the full body of the Planning Commission to the Hitchcock County Board of Commissioners. The motion was seconded by Webb. After discussion, the roll call was taken on the motion as follows: Webb, Aye; Ladenburger, Aye; Jensen, Aye; Monnahan, Aye; Merrill, Aye. Kolbet, Absent. Motion carried.

Under new business: Zoning Administrator Erickson reported as to the annual planning and zoning conference. Discussion held regarding zoning regulations updates addressing EV charging stations, wind and solar energy etc. and well as updates to the comprehensive plan.

Attorney Garner advised as to membership on the Hitchcock County Board of Adjustment.

There being no further business before the Commission, Chair Ladenburger adjourned the meeting at 7:42 p.m.

_____	_____
Dustin Ladenburger, Chair	Wayne Merrill, Secretary