AGENDA
HITCHCOCK COUNTY PLANNING COMMISSION
Thursday, January 16th, 2025
7:00 P.M.

Open Meeting 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.*

1. Call to order
2. Roll call
3. April 18, 2024 meeting minutes
4. Election of Officers: Chair, Vice Chair and Secretary
5. Zoning Administrators Report
6. General Discussion
7. 7:15 p.m. (or as soon thereafter as public hearing may commence) - Public hearing regarding the Conditional Use Application filed by Steven R. Fries for placement of a data mining structure being a part of Section 23, Township 4 North, Range 33 West, Hitchcock County, Nebraska.
8. Recommendation of the Hitchcock County Planning Commission to the Hitchcock County Board of Commissioners on the Conditional Use Application filed by Steven R. Fries.
9. Adjourn

Current Officers/Members:
Dustin Ladenburger, Chair
Dustin Webb, Vice Chair
Wayne Merrill, Secretary
Aaron Kolbet, Member
Tom Monnahan, Member
Austin Jensen, Alternate

This agenda contains a list of subjects known at the time of its distribution on January 9th, 2025. Any changes will be available for public inspection during normal business hours in the office of the Hitchcock County Clerk. Except for items of an emergency nature, the agenda will not be enlarged later than 24 hours before the scheduled beginning of the meeting. Individuals attending this meeting are invited to make comments during "Public Comment". Time for each speaker under "Public Comment" shall not exceed 5 minutes. Meeting location: Commissioner's Room, Hitchcock County Courthouse, 229 East D Street, Trenton, Nebraska.

HITCHCOCK COUNTY
BOARD OF ADJUSTMENT

AGENDA
Thursday, January 16th, 2025
3:00 P.M.

1. Call meeting to order – Open Meetings 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.*

1. Roll call

2. January 18th, 2024 Meeting Minutes

3. Election of officers: Chair
   Vice Chair
   Secretary

4. Old Business

5. New Business:

6. Adjournment

This agenda contains a list of subjects known at the time of its distribution on January 10th, 2025. Any changes will be available for public inspection during normal business hours in the office of the Hitchcock County Clerk. Except for items of an emergency nature, the agenda will not be enlarged later than 24 hours before the scheduled beginning of the meeting. Individuals attending this meeting are invited to make comments during "Public Comment". Time for each speaker should not exceed 5 minutes.

Current Officers/Members:
Jacob Miller, Chair
Chris Williamson, Vice Chair
Alex Pollmann, Secretary
Ron Daugherty, Member
No 5th Member At Present
Austin Jensen – Planning Commission Representative Member
No Alternate At Present

HITCHCOCK COUNTY PLANNING COMMISSION
Thursday, February 20th, 2025
7:00 p.m.

1. Open Meeting Statement: *It is the policy of this board that the formation of public policy is public business and shall not be conducted in secret. The board conducts its' business in accordance with the open meetings act.*

2. Call to Order

3. Roll Call

4. Approve minutes of January 16th, 2025

5. Old Business – Comprehensive Plan/Zoning Regulation updates
   - Permit fee increases

6. New Business

7. General Discussion

8. Adjourn

This agenda contains a list of subjects known at the time of its distribution on February 13th, 2025. Any changes will be available for public inspection during normal business hours in the office of the Hitchcock County Clerk and on the County's website www.hitchcockcounty.ne.gov. Except for items of an emergency nature, the agenda will not be enlarged later than 24 hours before the scheduled beginning of the meeting.

HITCHCOCK COUNTY PLANNING COMMISSION
Wednesday, March 12th, 2025
7:00 p.m.

1. Open Meeting Statement: *It is the policy of this board that the formation of public policy is public business and shall not be conducted in secret. The board conducts its' business in accordance with the open meetings act.*

2. Call to Order

3. Roll Call

4. Approve minutes of February 20th, 2025

5. 7:00 p.m. Public Hearing on Zoning Regulation amendment(s)

6. Resolution/Recommendation to County Board on Zoning Regulation Amendment(s)

7. Old Business

8. New Business

9. General Discussion

10. Adjourn

This agenda contains a list of subjects known at the time of its distribution on March 6th, 2025. Any changes will be available for public inspection during normal business hours in the office of the Hitchcock County Clerk and on the County's website www.hitchcockcounty.ne.gov. Except for items of an emergency nature, the agenda will not be enlarged later than 24 hours before the scheduled beginning of the meeting.

AGENDA
HITCHCOCK COUNTY PLANNING COMMISSION
Wednesday, May 21st, 2025
7:30 p.m.

1. Open Meeting Statement: *It is the policy of this board that the formation of public policy is public business and shall not be conducted in secret. The board conducts its' business in accordance with the open meetings act.*

2. Call to Order

3. Roll Call

4. Approve minutes of March 12, 2025 meeting

5. 7:30 p.m. (or as soon thereafter as public hearing may commence) - Public hearing regarding the Conditional Use Application filed by Shane Rippen for an open feedlot confined animal feeding operation with aerobic waste handling facility, Category A Class III in Part of the W½ of the SE¼ Section 4, Township 3 North, Range 31 West, Hitchcock County, Nebraska.

6. Recommendation of the Hitchcock County Planning Commission to the Hitchcock County Board of Commissioners on the Conditional Use Application filed by Shane Rippen.

7. Old Business – Comprehensive Plan/Zoning Regulation updates

8. New Business – Set hearing date for MB Club Conditional Use hearing

9. General Discussion

10. Adjourn

This agenda contains a list of subjects known at the time of its distribution on May 8th, 2025. Any changes will be available for public inspection during normal business hours in the office of the Hitchcock County Clerk and on the County's website www.hitchcockcounty.ne.gov. Except for items of an emergency nature, the agenda will not be enlarged later than 24 hours before the scheduled beginning of the meeting.

AGENDA
HITCHCOCK COUNTY PLANNING COMMISSION
Wednesday, June 11, 2025
7:30 p.m.

1. Open Meeting Statement: *It is the policy of this board that the formation of public policy is public business and shall not be conducted in secret. The board conducts its' business in accordance with the open meetings act.*

2. Call to Order

3. Roll Call

4. Approve minutes of May 21st, 2025 meeting

5. Recommendation of the Hitchcock County Planning Commission to the Hitchcock County Board of Commissioners on the Conditional Use Application filed by Shane Rippen.

6. 7:30 p.m. (or as soon thereafter as public hearing may commence) - Public hearing regarding the Conditional Use Application filed by Brandon Flannery (MB Club) for a data center in the SE ¼ of Section 4, Township 2 North, Range 33 West, Hitchcock County, Nebraska.

7. Recommendation of the Hitchcock County Planning Commission to the Hitchcock County Board of Commissioners on the Conditional Use Application filed by Brandon Flannery.

8. Old Business – Comprehensive Plan/Zoning Regulation updates

9. New Business

10. General Discussion

11. Adjourn

This agenda contains a list of subjects known at the time of its distribution on May 30th, 2025. Any changes will be available for public inspection during normal business hours in the office of the Hitchcock County Clerk and on the County's website www.hitchcockcounty.ne.gov. Except for items of an emergency nature, the agenda will not be enlarged later than 24 hours before the scheduled beginning of the meeting.

AGENDA
HITCHCOCK COUNTY PLANNING COMMISSION
Wednesday, July 23rd, 2025
1:00 p.m.

1. Open Meeting Statement: *It is the policy of this board that the formation of public policy is public business and shall not be conducted in secret. The board conducts its' business in accordance with the open meetings act.*

2. Call to Order

3. Roll Call

4. Approve minutes of June 11th, 2025 meeting

5. Attorney Roger Benjamin request letter RE: "*Conditional Use Permit #1-2025 Shane Rippen Applicant"*

6. Public Hearing 1:00 p.m. or as soon thereafter as said hearing can be held, to hear the applicant and all comments thereon from the public in attendance and to receive evidence regarding the Amended Application for Conditional Use filed by Shane Rippen for an open feedlot confined animal feeding operation with aerobic waste handling facility, Category A Class III in Part of the W½ of the SE¼ Section 4, Township 3 North, Range 31 West, Hitchcock County, Nebraska.

7. Recommendation of the Hitchcock County Planning Commission to the Hitchcock County Board of Commissioners on the Amended Conditional Use Application filed by Shane Rippen.

8. Old Business – Comprehensive Plan/Zoning Regulation updates

9. New Business

10. General Discussion

11. Adjourn

This agenda contains a list of subjects known at the time of its distribution on July 17th, 2025. Any changes will be available for public inspection during normal business hours in the office of the Hitchcock County Clerk and on the County's website www.hitchcockcounty.ne.gov. Except for items of an emergency nature, the agenda will not be enlarged later than 24 hours before the scheduled beginning of the meeting.

HITCHCOCK COUNTY PLANNING COMMISSION
Friday, August 1st, 2025
3:00 p.m.

1. Open Meeting Statement: *It is the policy of this board that the formation of public policy is public business and shall not be conducted in secret. The board conducts its' business in accordance with the open meetings act.*

2. Call to Order

3. Roll Call

4. Approve minutes of July 23rd, 2025

5. Review/Ratify the July 23, 2025 denial of Motion To Continue Application Hearing submitted by Attorney Roger Benjamin

6. Review/Consider/Ratify the July 23, 2025 finding that the Amended Conditional Use Application filed by Shane Rippen is consistent with Hitchcock County's Comprehensive Plan

7. Review/Consider/Ratify the July 23, 2025 finding that the Amended Conditional Use Application filed by Shane Rippen meets the standards and requirement(s) of A through J and L through N of Section 501.06 of the Regulations as set out in Exhibit A-1

8. Review/Consider/Ratify the July 23, 2025 Recommendation of the Hitchcock County Planning Commission to the Hitchcock County Board of Commissioners on the Amended Conditional Use application filed by Shane Rippen.

9. Consider Directing Chair to execute Recommendation of the Hitchcock County Planning Commission to the Hitchcock County Board of Commissioners on the Amended Conditional Use Application filed by Shane Rippen.

10. Old Business

11. New Business

12. Schedule next regular meeting date

13. Adjourn

This agenda contains a list of subjects known at the time of its distribution on July 30, 2025. Any changes will be available for public inspection during normal business hours in the office of the Hitchcock County Clerk and on the County's website www.hitchcockcounty.ne.gov. Except for items of an emergency nature, the agenda will not be enlarged later than 24 hours before the scheduled beginning of the meeting. Meeting location: Commissioner's Room, Hitchcock County Courthouse, 229 East D Street, Trenton, Nebraska.

HITCHCOCK COUNTY PLANNING COMMISSION
Wednesday, August 27th, 2025
7:00 p.m.

1. Open Meeting Statement: *It is the policy of this board that the formation of public policy is public business and shall not be conducted in secret. The board conducts its' business in accordance with the open meetings act.*

2. Call to Order

3. Roll Call

4. Approve minutes of August 1st, 2025 with correction "*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."* Said minutes did not include the roll call vote which was had as follows: Ladenburger, Yes; Webb, Yes; Monnahan, Yes; Merrill, Yes; Kolbet, No. Motion carried.

5. Review Planning Commission By-Laws

6. Old Business: County grant application for updates to Comprehensive Plan and Regulations

7. New Business

8. Schedule next regular meeting date

9. Adjourn

This agenda contains a list of subjects known at the time of its distribution on August 21st, 2025. Any changes will be available for public inspection during normal business hours in the office of the Hitchcock County Clerk and on the County's website www.hitchcockcounty.ne.gov. Except for items of an emergency nature, the agenda will not be enlarged later than 24 hours before the scheduled beginning of the meeting. Meeting location: Commissioner's Room, Hitchcock County Courthouse, 229 East D Street, Trenton, Nebraska.

HITCHCOCK COUNTY PLANNING COMMISSION
Wednesday, September 17th, 2025
7:00 p.m.

1. Open Meeting Statement: *It is the policy of this board that the formation of public policy is public business and shall not be conducted in secret. The board conducts its' business in accordance with the open meetings act.*

2. Call to Order

3. Roll Call

4. Approve minutes of August 27th, 2025 meeting

5. Public Hearing 7:00 p.m. - or as soon thereafter as said hearing may commence Amendments to Zoning Permit and Conditional Use Applications

6. Amendment to 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.

7. Old Business:

8. New Business

9. Schedule next regular meeting date

10. Adjourn

This agenda contains a list of subjects known at the time of its distribution on September 11th, 2025. Any changes will be available for public inspection during normal business hours in the office of the Hitchcock County Clerk and on the County's website www.hitchcockcounty.ne.gov. Except for items of an emergency nature, the agenda will not be enlarged later than 24 hours before the scheduled beginning of the meeting. Meeting location: Commissioner's Room, Hitchcock County Courthouse, 229 East D Street, Trenton, Nebraska.

HITCHCOCK COUNTY PLANNING COMMISSION
Wednesday, October 8, 2025
7:00 p.m.

1. Open Meeting Statement: *It is the policy of this board that the formation of public policy is public business and shall not be conducted in secret. The board conducts its' business in accordance with the open meetings act.*

2. Call to Order

3. Roll Call

4. Approve minutes of August 27th, 2025 and September 17, 2025 meetings

5. Public Hearing 7:00 p.m. - or as soon thereafter as said hearing may commence Amendments to Zoning Permit and Conditional Use Applications

6. Amendment to 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.

7. Recommendation to Hitchcock County Board on Amendments to Zoning Permit and Conditional Use Applications

8. Old Business:

9. New Business

10. Schedule next regular meeting date

11. Adjourn

This agenda contains a list of subjects known at the time of its distribution on October 1st, 2025. Any changes will be available for public inspection during normal business hours in the office of the Hitchcock County Clerk and on the County's website www.hitchcockcounty.ne.gov. Except for items of an emergency nature, the agenda will not be enlarged later than 24 hours before the scheduled beginning of the meeting. Meeting location: Commissioner's Room, Hitchcock County Courthouse, 229 East D Street, Trenton, Nebraska.