

MINUTES OF THE
KEARNEY COUNTY PLANNING COMMISSION
March 7th, 2022

Notice was published in the local paper. The agenda was kept continuously current at the office of the Kearney County Zoning Administrator.

A meeting of the Kearney County Planning Commission was called to order by Chairman John Kuehn in the Assembly room of the Courthouse in Minden, Nebraska Kearney County at 7:04 pm on March 7th, 2022.

All proceedings hereafter shown were taken while the meeting was open to the attendance of the public and in accordance with the Open Meeting Act.

Roll Call:

Members Present: John Kuehn, Tom Anderson, Jody Casper, Dawn Thompson, John Harris, Malcom Dornhoff, Kevin Raun

Members Absent: Terry Buettner, Patty Lundeen

Also, present: Kearney County Zoning Administrator Joseph Anderson and Kearney County Attorney Melodie Bellamy

Chairman John Kuehn asked if everyone had a chance to look over the minutes from the previous meeting on December 6th, 2021. After reviewing minutes Malcom Dornhoff made a motion to approve the minutes seconded by Kevin Raun.

Aye: John Kuehn, Tom Anderson, Jody Casper, Dawn Thompson, John Harris, Malcom Dornhoff, Kevin Raun

Nay: NONE

Members Absent: Terry Buettner, Patty Lundeen

Chairman John Kuehn stated that this meeting was called to hold a public hearing for a special use application made by Blessing Construction LLC to operate a commercial construction operation in the SE ¼ of NE ¼ of Section 17, Township 6 North, Range 15 West. Jody Casper made a motion to open public hearing to hear comments on the proposed application. Seconded by Dawn Thompson

Aye: John Kuehn, Tom Anderson, Jody Casper, Dawn Thompson, John Harris, Malcom Dornhoff, Kevin Raun

Nay: NONE

Members Absent: Terry Buettner, Patty Lundeen

Public Hearing Opened at 7:06 pm

Joel Gargan & Kevin McKay with Blessing Construction presented to the board a summary of what Blessing Construction does and how they plan to use the property. They plan to use the site as a location to gather material and prepare it for other uses within their company and/or to sell to the public.

Todd Petersen 984 K Rd. asked about the level of noise that would be produced from the process of crushing concrete. Kevin McKay stated they did not have the data to say how loud the machine was but felt that any residence within 1 mile or so would be able to hear the machine when they were outside of the house but once inside should not be able to hear it. But they were also going to check and see if they can obtain some data on noise of the crusher when in operation. Todd Petersen asked if they had a crusher operating anywhere in the area that they could observe running? Kevin McKay stated that they could contact them about seeing the one that operates at their Kearney location.

Diane Miller 874 K Rd asked about how much “dust” would be generated from the operation and the crushing operation. Joel Gargan stated that the crusher is equipped with water that sprays the product as it is being processed to minimize the dust and that water trucks are utilized to water the driving areas, so truck traffic does not stir up lots of dust.

Brian Carlson 734 Webster St. asked about long-term plans for the company if they plan to just clean up the old concrete elevator and then move on or do, they have long term plans to keep this site. Joel Gargan answered and stated that they plan to use this site as one of permanent operation for their company. And look to possible expand services in the future with the railroad track siding at this location to bring in other materials from out of state.

Kevin Raun Board member asked if there were any ongoing environmental issues that had to be dealt with. Kevin McKay stated that there are no known environmental or pollutant issues but if something were to arise, they would be the ones that have to deal with it and clean it up.

Joseph Anderson Zoning administrator asked about who is responsible to the maintenance of the road crossing of the track siding at this location. Joel Gargan stated that the road owns the land and that is leased to the owner of the siding track and that Blessing is now responsible to the maintenance of the siding.

Other questions that were asked by members of the public

- Matter of debris on the road. Kevin McKay stated that there should not be any debris on the road from there operation. That any debris that is from them should stay on their own property. And that they would be observant to the road and that if there were any issues that would take measure to correct this problem. They stated that they expect most of their truck traffic would enter/leave their property via state highway 6/34.
- Hours of operation. Kevin McKay stated that their typical hours of operation are 7:00 am to 5:00 pm Monday through Friday but if condition warrant, they may work longer to meet demand and work when weather permits. And at this time this location will not be open every day but if demand in the future is there, they may have one to two employees at this site.
- Kevin McKay stated that they plan to install a fence around the property to keep people from dropping off debris that is unwanted and install cameras to monitor the property.

County attorney Melodie Bellamy asked if there is a 911 address for this location and if they plan to post this address. Joseph Anderson stated that yes there is a 911 address for the property. Kevin McKay stated that yes they plan to post a sign at this location.

Chairman John Kuehn asked if there was anyone else that wanted to speak? And with no one else wanting to speak or ask questions John Kuehn asked for a motion to close public hearing. Dawn Thompson made a motion to close public hearing, Malcom Dornhoff seconded.

Aye: John Kuehn, Tom Anderson, Jody Casper, Dawn Thompson, John Harris, Malcom Dornhoff, Kevin Raun

Nay: NONE

Members Absent: Terry Buettner, Patty Lundeen

Public Hearing closed at 7:52 pm

Chairman John Kuehn asked the board if there was any other discussion about the application.

John Harris stated that the biggest concerns that he took from the public hearing was noise and dust and that he felt that Blessing construction had the necessary means already in place to alleviate those concerns.

Joseph Anderson asked if there were any restrictions that the board felt were necessary to apply to this special use permit. Board felt that it should be required to sign the property with owner name, phone number and 911 address in lettering that is a minimum of 4-inch letters.

With no other discussion and/or requirements Jody Casper made a motion to recommend approval of the application to the Kearney County Board of Supervisors with the requirement that they post a sign with Owner name, phone number and 911 address. Malcom Dornhoff Seconded

Aye: John Kuehn, Tom Anderson, Jody Casper, Dawn Thompson, John Harris, Malcom Dornhoff, Kevin Raun

Nay: NONE

Members Absent: Terry Buettner, Patty Lundeen

Joseph Anderson Stated that this being the first meeting of the year that they board needed to reorganize for the 2022 year. Jody Casper asked what the positions were and who held them for the 2021 year.

Chairman – John Kuehn

Vice Chairman – Dawn Thompson

Secretary – Joseph Anderson

Jody Casper made a motion that all position remain the same as last year. Tom Anderson seconded.

Chairman – John Kuehn

Vice Chairman – Dawn Thompson

Secretary – Joseph Anderson

Aye: John Kuehn, Tom Anderson, Jody Casper, Dawn Thompson, John Harris, Malcom Dornhoff, Kevin Raun

Nay: NONE

Members Absent: Terry Buettner, Patty Lundeen

Joseph Anderson stated that is getting close to the time that Kearney County needs to update their comprehensive plan and zoning regulations. And with some recent changes to the federal policies wanted to see if the board felt that it is a good idea to go ahead and start that process since it can take up to a year to complete. With discussion the board felt that it is a good idea to go ahead and start that process and gather the necessary information to do that. And at the same time to work on any updates that will be needed to the zoning regulations. Joseph Anderson will take this information to the Board of Supervisors and discuss and see about budgeting to move forward with updating the comprehensive plan for Kearney County.

Chairman John Kuehn asked if there was any other business that needed to be discussed. With no other business Tom Anderson made a motion to adjourn at 8:48 pm seconded by Dawn Thompson.

Aye: John Kuehn, Tom Anderson, Jody Casper, Dawn Thompson, John Harris, Malcom Dornhoff, Kevin Raun

Nay: NONE

Members Absent: Terry Buettner, Patty Lundeen

Next Meeting will be set at a later date.