

MINUTES OF THE
KEARNEY COUNTY PLANNING COMMISSION
June 27th, 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 7:30 pm on June 27th, 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, Jody Casper, John Harris, Kevin Raun, Patty Lundeen, Dawn Thompson

Members Absent: Malcom Dornhoff, Terry Buettner, Tom Anderson

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 May 31st, 2022. After reviewing minutes Kevin Raun made a motion to approve the minutes seconded by Jody Casper.

Aye: John Kuehn, Jody Casper, John Harris, Kevin Raun, Patty Lundeen, Dawn Thompson

Nay: NONE

Members Absent: Malcom Dornhoff, Terry Buettner, Tom Anderson

Chairman John Kuehn stated that this meeting was called to hold a public hearing for an application for a special use permit by Jake & Michala Olsen to use an existing building on their property as private recreational use.

Patty Lundeen made a motion to open public hearing to hear comments on the proposed application. Seconded by John Harris

Aye: John Kuehn, Jody Casper, John Harris, Kevin Raun, Patty Lundeen, Dawn Thompson

Nay: NONE

Members Absent: Malcom Dornhoff, Terry Buettner, Tom Anderson

Public Hearing Opened at 7:36 pm

Jake Olsen – 1613 25 Rd (applicant) stated that they have an existing building on there property that had been used by previous owners for a commercial business that is not useful to them and that Jason Fox of FoxFit wrestling club has had interest in using this building to use for his youth wrestling practicing and training. This building is currently being used to store some smaller equipment but is too small to being used for anything else and that he thought that this would be a good use of this building. Board members asked if there was enough land or space around this building to allow for parking. Jake Olsen stated that he owns approximately 7.5 acres there so parking should not be an issue.

Jason Fox – 603 W 4th Axtell NE that he has been running a wrestling club in Axtell and would like to be able expand that and have more room and stated that he anticipates that there will be around 75-100 youth that he will be working with at different times of the day and on different days of the week so not all of them would be there at the same time. He plans to install a sign with lights indicating the building that is going to be used for this wrestling club.

Board member asked if this was just going to be seasonal use or if this was going to be year around use? Jason Fox stated that he plans to use the building year around that in the “off” season that he would host camps and other training opportunities.

Joseph Anderson asked how long he has had his wrestling club in Axtell. Jason Fox stated that he has been doing it for 7 years in Axtell but has been doing it for over 20 years in total.

Board member asked if there would be a separate 911 address assigned to the building. Jason Fox stated that he would check with the Axtell fire and rescue to see if they felt a new 911 address would be needed or not.

Wendy Clark – 1329 27 Rd asked if this special use permit was granted if they would allow them to use the property for other uses other than just private recreational use? County Attorney Melodie Bellamy stated that the property would only be allowed to be used for Private recreational use. If they ever wanted to do anything differently than they would have to reapply for another special use permit. Wendy Clark then asked if there will ever be any wrestling meets held at this location. Jason Fox stated that this will only be used for practice and training. No meets will ever be held 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. Patty Lundeen made a motion to close public hearing, Dawn Thompson seconded.

Aye: John Kuehn, Jody Casper, John Harris, Kevin Raun, Patty Lundeen, Dawn Thompson

Nay: NONE

Members Absent: Malcom Dornhoff, Terry Buettner, Tom Anderson

Public Hearing closed at 8:03 pm

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

After discussion board found that this application for good and that having organized youth sports and activities is a good thing but just had a couple concerns with safety.

1. Board felt that there needed to be a lighted sign with contact information posted at the location
2. Check with fire and rescue to see if a separate 911 address is needed.
3. Inform the state of Nebraska Department of Transportation about these activities so they can monitor traffic if needed.

Patty Lundeen made a motion to recommend approval of the application for special use permit by Jake & Michala Olsen if the previous issues are completed. Seconded by Jody Casper.

Aye: John Kuehn, Jody Casper, John Harris, Kevin Raun, Patty Lundeen, Dawn Thompson

Nay: NONE

Members Absent: Malcom Dornhoff, Terry Buettner, Tom Anderson

Joseph Anderson Presented to the Board copies of the current zoning regulations and by-laws for the board to review so they could recommend changes when Kearney County updates soon. Joseph Anderson also presented a list of the previously discussed changes. Joseph Anderson also discussed with the board on how they felt about starting the process of updating the comprehensive plan now so it would be able to be completed by 2025. Board felt that now was a good time to start that process and Kevin Raun made a motion for Joseph Anderson to recommend updating the comprehensive plan to the Kearney County Board of Supervisors so it would be able to be budgeted. John Harris seconded.

Aye: John Kuehn, Jody Casper, John Harris, Kevin Raun, Patty Lundeen, Dawn Thompson

Nay: NONE

Members Absent: Malcom Dornhoff, Terry Buettner, Tom Anderson

Joseph Anderson gave an update on the Special Use Permit application from Olsen Cattle Company. Joseph Stated that the Kearney County Board of Supervisors tabled the discussion until the July 19th, 2022, board meeting to allow them more time to gather information about the application.

Chairman John Kuehn asked if there was any other business that needed to be discussed. With no other business Kevin Raun made a motion to adjourn at 9:14 pm seconded by John Harris.

Aye: John Kuehn, Jody Casper, John Harris, Kevin Raun, Patty Lundeen, Dawn Thompson

Nay: NONE

Members Absent: Malcom Dornhoff, Terry Buettner, Tom Anderson

Next Meeting will be set at a later date.