

MINUTES OF THE  
KEARNEY COUNTY PLANNING COMMISSION  
June 12<sup>th</sup>, 2023

Notice was published in the local paper June 1<sup>st</sup>, 2023 & June 8<sup>th</sup>, 2023, Landowners letter mailed to all landowners within 1 mile of property, Sign posted on Property, and posted on Calendar of Kearney County website. 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 7:36 pm on June 12<sup>th</sup>, 2023. Announced that a copy of the Open Meeting Act was posted on the wall for anyone that wishes to review it and 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, Dawn Thompson, Patty Lundeen, Kevin Raun, John Harris

Members Absent: Jody Casper, Malcom Dornhoff, Tom Anderson, Terry Buettner

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 April 3<sup>rd</sup>, 2023. After reviewing the minutes John Harris made a motion to approve the minutes seconded by Patty Lundeen.

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

Nay: NONE

Members Absent: Jody Casper, Malcom Dornhoff, Tom Anderson, Terry Buettner

Chairman John Kuehn stated that this meeting is for a public hearing for a subdivision application made by Jesse & Josa Wilkinson to plat "Hidden Acres". Patty Lundeen made a motion to open public hearing, Kevin Raun seconded.

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

Nay: NONE

Members Absent: Jody Casper, Malcom Dornhoff, Tom Anderson, Terry Buettner

Public Hearing opened at 7:41 pm

Chairman John Kuehn asked for the applicant and anyone in favor of the applicant to come up and speak.

Jesse & Josa Wilkinson – Explained the plat lay out and what they are wanting to do. And how this is located in a area that has not been in production agriculture but has been sitting since the former turkey farm was no longer in operation.

Kevin Raun - asked since this was the former turkey production area was there any testing and/or clean up that needed to be done. Jesse Wilkinson stated that before they purchased this property, they had the wells tested that were on the property and the test all came back that the water was good and there are no other

issues with clean up that needs to be done at this time. But there are some things that they want to get cleaned up yet.

Joseph Anderson asked about the road and Jesse Wilkinson said that they are planning on a 20 to 22 road and they he has the equipment to build and maintain the road.

With no one else wanting to speak in favor of the application Chairman John Kuehn asked if there was anyone that wanted to speak against the application.

With no one wanting to speak against the application. Patty Lundeen made a motion to close the public hearing, Dawn Thompson seconded.

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

Nay: NONE

Members Absent: Jody Casper, Malcom Dornhoff, Tom Anderson, Terry Buettner

Public Hearing closed at 8:12 pm

County Attorney stated that with this application this is where the joint planning commission needs to decide if this is the type of development that Kearney County wants or not. Cause she feels that there will be more of this type of development coming.

Dawn Thompson spoke about the housing shortage with the communities and how there is a need for homes and that with developments like this it could open up housing in communities.

Patty Lundeen spoke that this type of development is good for Kearney County and the school districts and with other developments in the area that this is a good place to develop, and this property is not the "Prime" farmland so it is not taking land out of ag production.

Patty Lundeen made a motion to recommend approval of the preliminary plat of "Hidden Acres" John Harris seconded.

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

Nay: NONE

Members Absent: Jody Casper, Malcom Dornhoff, Tom Anderson, Terry Buettner

Keith Carl of Hanna Keelan met with the board and explained the process of updating the comprehensive plan and zoning regulations. With discussion it was decided that public input is important, and a public survey is going to be developed and sent out. Then at the next meeting the board would go over the results of the survey.

Chairman John Kuehn asked if there was any other business that needed to be discussed. With no other business Dawn Thompson made a motion to adjourn at 9:15 pm seconded by Patty Lundeen.

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

Nay: NONE

Members Absent: Jody Casper, Malcom Dornhoff, Tom Anderson, Terry Buettner

Next Meeting will be set at a later date.