

MINUTES OF THE
KEARNEY COUNTY PLANNING COMMISSION
February 28th, 2024

Notice of meeting was advertised in Minden Courier, 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 7:01 pm on February 28th, 2024. 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, Tom Anderson, Terry Buettner, Dawn Thompson, Patty Lundeen, Kevin Raun, John Harris

Members Absent: Jody Casper, Malcom Dornhoff

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

Chairman John Kuehn asked if everyone had a chance to look over the minutes from the previous meeting on January 23rd, 2024. After reviewing the minutes Dawn Thompson made a motion to approve the minutes seconded by Patty Lundeen.

Aye: John Kuehn, Tom Anderson, Terry Buettner, Dawn Thompson, Patty Lundeen, Kevin Raun, John Harris

Nay: NONE

Members Absent: Jody Casper, Malcom Dornhoff

Chairman John Kuehn that he would like to change the order of the agenda and have the public hearing for Aurora Coop before the public hearing for Cornfield Cars LLC. None of the board members objected.

Chairman John Kuehn asked for a motion to open public hearing for Special Use Application for Aurora Cooperative Elevator. Kevin Raun made a motion open public hearing, seconded by Dawn Thompson

Aye: John Kuehn, Tom Anderson, Terry Buettner, Dawn Thompson, Patty Lundeen, Kevin Raun, John Harris

Nay: NONE

Members Absent: Jody Casper, Malcom Dornhoff

Public Hearing opened at 7:04 pm

Shane Kluck Vice President of Compliance & Operations of Aurora Cooperative stated that their operation at Keene NE is purchasing some ground North of the existing operation and is planning on expanding their operation by adding a "Hoop Building" to add addition grain handing at the facility.

Joseph Anderson stated that Aurora Cooperative is also working with the Kearney County Roads Department on vacating some streets around the coop to allow their operation to function better.

Terry Buettner asked where the residential properties are in Keene and their vicinity to the additional operation. Lance Jelden Keene Coop manager showed board members where the residence of Keene live.

Kenin Raun asked Joseph Anderson if there were setback requirements for cemeteries? Joseph Anderson stated that there are no special setbacks for cemeteries that they are looked at the same as any other property or structure within that district.

Chairman John Kuehn asked if there was anyone else that would like to comment about the application. With no other comments Terry Buettner made a motion to close the public hearing, Kevin Raun seconded.

Aye: John Kuehn, Tom Anderson, Terry Buettner, Dawn Thompson, Patty Lundeen, Kevin Raun, John Harris

Nay: NONE

Members Absent: Jody Casper, Malcom Dornhoff

Public Hearing closed at 7:14 pm

Chairman John Kuehn asked if the board members were ready to act of the application made by Aurora Coop. Terry Buettner made a motion to recommend approval for the Special Use Permit Application made by Aurora Coop, seconded by Tom Anderson. With no further discussion.

Aye: John Kuehn, Tom Anderson, Terry Buettner, Dawn Thompson, Patty Lundeen, Kevin Raun, John Harris

Nay: NONE

Members Absent: Jody Casper, Malcom Dornhoff

Chairman John Kuehn asked for a motion to open public hearing for special use application made by Kyle Jensen of Cornfield Cars LLC. Dawn Thomspson motioned to open public hearing, seconded by Patty Lundeen. No discussion

Aye: John Kuehn, Tom Anderson, Terry Buettner, Dawn Thompson, Patty Lundeen, Kevin Raun, John Harris

Nay: NONE

Members Absent: Jody Casper, Malcom Dornhoff

Public Hearing Opened at 7:17 pm

Kyle Jensen applicant - stated that he was wanting to operate a supplemental location to his primary location that sells used cars, trailers, farm & construction equipment at 1646 32 Rd.

Joseph Anderson asked about how many vehicles that he anticipates would be on the property at a time. Kyle Jensen stated that he hopes to have no more than 30 autos there at any given time.

The board asked if he was only selling autos or if he was going to be selling other equipment too. Kyle Jensen stated he was planning on selling cars, trucks, trailers, farm and construction equipment.

Grant Newbold (1650 32 Rd) – stated the he was in favor of Kyle Jensen and what he wants to do. But he did have some concerns about people going to his house or other parts of his property when they are looking for Kyle Jensen to ask questions about cars. He would like there to be some requirements for

signage that attempts to keep people off parts of the property where they are not supposed to be and that these signs be bilingual since some of the people buying cars are not able to read or speak English.

Chairman John Kuehn asked if there was anyone else that would like to speak. With no one else wanting to speak. Terry Buettner made a motion to close public hearing, Keniv Raun seconded. With no further discussion

Aye: John Kuehn, Tom Anderson, Terry Buettner, Dawn Thompson, Patty Lundeen, Kevin Raun, John Harris

Nay: NONE

Members Absent: Jody Casper, Malcom Dornhoff

Public Hearing Closed at 7:45 pm

After discussion Patty Lundeen made a motion to recommend approval of Special Use Permit Application made by Kyle Jensen of Cornfield Cars LLC with the following conditions. limit the number to 25 auto vehicles, trailers, farm & construction equipment all in operative condition. And have signage that property identifies the business name, 911 address and contact information, seconded by Dawn Thompson. No further discussion

Aye: John Kuehn, Tom Anderson, Terry Buettner, Dawn Thompson, Patty Lundeen, Kevin Raun, John Harris

Nay: NONE

Members Absent: Jody Casper, Malcom Dornhoff

Chairman John Kuehn asked if there was any other business that needed to be discussed. With no other business Terry Buettner made a motion to adjourn at 8:20 pm seconded by Dawn Thompson.

Aye: John Kuehn, Tom Anderson, Terry Buettner, Dawn Thompson, Patty Lundeen, Kevin Raun, John Harris

Nay: NONE

Members Absent: Jody Casper, Malcom Dornhoff