

MINUTES OF THE
KEARNEY COUNTY PLANNING COMMISSION
April 16th, 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 7:02 pm on April 16th, 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, Malcom Dornhoff, Terry Buettner, Jody Casper, Patty Lundein, Kevin Raun, Tom Anderson

Members Absent: John Harris, Dawn Thompson

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 March 12th, 2024. After reviewing the minutes Terry Buettner made a motion to approve the minutes seconded by Patty Lundein.

Aye: John Kuehn, Malcom Dornhoff, Terry Buettner, Jody Casper, Patty Lundein, Kevin Raun, Tom Anderson

Nay: NONE

Members Absent: John Harris, Dawn Thompson

Chairman John Kuehn asked for a motion to open a public hearing on a Application for Special Use Permit by A&M Ag Partners Inc. Patty Lundein motioned to open public hearing seconded by Terry Buettner.

Aye: John Kuehn, Malcom Dornhoff, Terry Buettner, Jody Casper, Patty Lundein, Kevin Raun, Tom Anderson

Nay: NONE

Members Absent: John Harris, Dawn Thompson

Public Hearing opened at 7:04 pm

Adam Axtell owner of A&M Ag Partners Inc. opened the hearing by explaining that they have purchased some property east of their current business location and are looking to use this property as part of their business. By building a building on the property that would be used to store agricultural seed and chemicals.

Chairman John Kuehn asked if there was anyone else that would like to comment on the application. With no other comments Kevin Raun made a motion to close the public hearing seconded by Malcom Dornhoff

Aye: John Kuehn, Malcom Dornhoff, Terry Buettner, Jody Casper, Patty Lundein, Kevin Raun, Tom Anderson

Nay: NONE

Members Absent: John Harris, Dawn Thompson

Public Hearing closed at 7:20 pm

Chairman John Kuehn asked if anyone had any questions. County Attorney Melodie Bellamy asked if they intended to request a special use or change of zoning since the application stated that wanted to change Ag to Commercial. Joseph Anderson stated that in a conversation with Adam Axtell that they intend to use the property as part of their commercial business. And that 5.14 # 7 covered their type of business without opening it up to all types of commercial businesses. Melodie Bellamy stated that 5.14 # 3 would also fit with their type of business. County Attorney Melodie Bellamy also discussed how on other Special Use Applications they board had the applicant install a sign with 911 address and contact info.

Following discussion Terry Buettner made a motion to recommend approval of Special Use Application by A&M Ag Partners INC. to use this parcel as part of their current seed, fertilizer and chemical business under the following Kearney County Zoning Regulation

5.17 #3 Agriculture service establishments primarily engaged in performing agricultural, animal husbandry or horticultural services on a fee or contract basis; agricultural grain product milling and processing; commercial grain warehouses, establishments engaged in performing services such as crop dusting, fruit picking, grain cleaning, harvesting and plowing; farm equipment services and repair and
5.17 #4 Facilities for the commercial storage or sale of fertilizer or toxic or flammable agricultural chemicals;

And further have a sign posted on the property showing Name, 911 address and contact information. Patty Lundein seconded the motion.

Aye: John Kuehn, Malcom Dornhoff, Terry Buettner, Jody Casper, Patty Lundein, Kevin Raun, Tom Anderson

Nay: NONE

Members Absent: John Harris, Dawn Thompson

Joseph Anderson gave the board an update about a project that Tallgrass energy and Kappa ethanol are working on with a pipeline that would transfer carbon from the ethanol plants to the Trailblazer pipeline. As of now the project is not finalized but they are to a point they wanted to learn about permitting process and timeline to obtain those permits.

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 7:37 pm seconded by Terry Buettner.

Aye: John Kuehn, Malcom Dornhoff, Terry Buettner, Jody Casper, Patty Lundein, Kevin Raun, Tom Anderson

Nay: NONE

Members Absent: John Harris, Dawn Thompson