

MINUTES OF THE  
KEARNEY COUNTY PLANNING COMMISSION  
September 16<sup>th</sup>, 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 Joint Planning Commission was called to order by Chairman John Kuehn in the Assembly room of the Courthouse in Minden, Nebraska Kearney County at 7:25 pm on September 16<sup>th</sup>, 2024. Announced that a copy of the Open Meeting Act was posted on the wall for anyone that wishes to review, and a copy of the board packet was available for review 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, Patty Lundein, John Harris, Dawn Thompson

Members Absent: Terry Buettner, Tom Anderson, Jody Casper, Kevin Raun

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

Chairman John Kuehn asked if there was anyone from the public that would wish to talk to the Committee. No comments from the public.

Chairman John Kuehn asked if everyone had a chance to look over the minutes from the previous meeting held on June 25<sup>th</sup>, 2024. After reviewing the minutes Malcom Dornhoff made a motion to approve the minutes seconded by Patty Lundein.

No Further discussion

Aye: John Kuehn, Malcom Dornhoff, Patty Lundein, John Harris, Dawn Thompson

Nay: NONE

Members Absent: Terry Buettner, Tom Anderson, Jody Casper, Kevin Raun

Chairman John Kuehn asked for a motion to open a public hearing to hear comments on proposed Kearney County Flood Plain Regulations. Patty Lundein motioned to open public hearing seconded by Dawn Thompson.

No further discussion

Aye: John Kuehn, Malcom Dornhoff, Patty Lundein, John Harris, Dawn Thompson

Nay: NONE

Members Absent: Terry Buettner, Tom Anderson, Jody Casper, Kevin Raun

Public Hearing opened at 7:33 pm

Zoning Administrator Joseph Anderson presented the proposed floodplain regulations to the board and stated that is in part with FIMA and Nebraska Department of Natural Resources doing an update to the floodplain within Kearney County. And Kearney County must have up-to-date regulation for the residence of Kearney County to be able to participate in the National Flood Insurance Program. Further

once Kearney County has approved regulations that the regulations must be sent to the State of Nebraska Department of Natural Resource for approval.

No members of the public were in attendance to speak about the proposed floodplain regulations.

Following discussions about the Kearney County Flood Plain Regulations Dawn Thompson made a motion to close the public hearing. John Harris seconded the motion.

No further discussion

Aye: John Kuehn, Malcom Dornhoff, Patty Lundein, John Harris, Dawn Thompson

Nay: NONE

Members Absent: Terry Buettner, Tom Anderson, Jody Casper, Kevin Raun

Public Hearing Closed at 7:49 pm

Chairman John Kuehn called for a motion to act on the Kearney County Flood Plain Regulations. Malcom Dornhoff made a motion to recommend approval of the proposed regulations to the Kearney County Board of Commissioners. Patty Lundein seconded.

No Further discussion

Aye: John Kuehn, Malcom Dornhoff, Patty Lundein, John Harris, Dawn Thompson

Nay: NONE

Members Absent: Terry Buettner, Tom Anderson, Jody Casper, Kevin Raun

Joseph Anderson spoke with the committee about some possible changes in the zoning regulations. And that the committee needed to give some guidance to Keith Carl of Hanna Keelan about what needs to be added or changed within the regulations. The key issues that the committee wanted to address at this time are:

- Adding a livestock matrix that would require a minimum score before being considered for approval.
- Having a waiver that neighboring property owner to sign that would allow a livestock producer to expand with less than the required setback
- Have some way of dealing with nuisance properties. Joseph Anderson stated that there are some counties that have adopted some regulations dealing with nuisance properties. County Attorney Melodie Bellamy stated that South Central Economic Development does some of this type of work for some cities and might be able to do this work for Kearney County. The Committee liked the idea of having a third party being able to do that work would be good and asked Joseph Anderson to investigate that further.
- Look at our current wind and solar regulations and look at adjusting the setback requirements for commercial/industrial wind and solar developments.

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 8:48 pm seconded by Patty Lundein.

No Further discussion

Aye: John Kuehn, Malcom Dornhoff, Patty Lundein, John Harris, Dawn Thompson

Nay: NONE

Members Absent: Terry Buettner, Tom Anderson, Jody Casper, Kevin Raun

Next meeting will be set at a later date.