

MINUTES OF THE
KEARNEY COUNTY PLANNING COMMISSION
May 18, 2026

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 Dawn Thompson in the Assembly Room of the Kearney County Courthouse in Minden, Nebraska Kearney County at 6:03 pm on May 18, 2026. 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: Dawn Thompson, Terry Buettner, John Harris, Kevin Raun, Patty Lundeen, Jody Casper, Bennett Petersen, Malcom Dornhoff

Members Absent: Tom Anderson

Also, present: Kearney County Zoning Administrator Carrie Favinger & Kearney County Attorney Melodie Bellamy

Chairman Dawn Thompson asked if everyone had a chance to review the minutes from the previous meeting held on April 1, 2026. After reviewing the minutes Bennett Petersen made a motion to approve the minutes seconded by Patty Lundeen.

No Further discussion

Aye: Dawn Thompson, Terry Buettner, John Harris, Kevin Raun, Patty Lundeen, Jody Casper, Bennett Petersen, Malcom Dornhoff

Nay: NONE

Members Absent: Tom Anderson

Call was made to Open Public Hearing for Special Use Permit Application made by The Grinnell Group on behalf of Jurgensmier Farms, Inc., and The Towers (Vertical Bridge) for a Cell Tower. Motion made by Kevin Raun, Terry Buettner seconded the motion.

No Further Discussion.

Aye: Dawn Thompson, Terry Buettner, John Harris, Kevin Raun, Patty Lundeen, Jody Casper, Bennett Petersen, Malcom Dornhoff

Nay: NONE

Members Absent: Tom Anderson

KC Planning and Zoning Administrator provided the board with a summary of the application which includes the application and engineering plan to construct a 300 ft self-supporting telecommunication tower within a 75' x 75' x 6' fenced compound with access off O Road. Location is approximately ½ mile south of Hwy 6/34 on 39 Road, zoned AG-1. Written notification was provided to all landowners within 1 mile of the property, placed in the Minden Courier, and notified the Village of Heartwell both with paper copies and email.

Speaking on behalf of The Grinnell Group was Darren Hunter.

Mr. Hunter provided further information to the board and answered questions more specifically about design and engineering, location, interference.

Call was made to Close Public Comment. Motion made by Patty Lundeen, Terry Buettner seconded the motion. No Further Discussion.

Aye: Dawn Thompson, Terry Buettner, John Harris, Kevin Raun, Patty Lundeen, Jody Casper, Bennett Petersen, Malcom Dornhoff

Nay: NONE

Members Absent: Tom Anderson

Following board discussion, a motion was made by Terry Buettner and seconded by Patty Lundeen to Recommend Approval of the Special Use Permit made by The Grinnell Group on behalf of Jurgensmier Farms, Inc and The Towers (Vertical Bridge) to the County Commissioners based on the following:

1. No re-zoning is required
2. The Special Use Permit Application is in accordance with regulation 5.14 #4.
3. The telecommunication tower does not change the character of the district.
4. Adding this telecommunication tower is in accordance with the comprehensive plan Section 2, page 2.12 – Encourage and promote the development and use of broadband and telecommunication technologies throughout Rural Kearney County, with an emphasis for provisions in the underserved areas of Kearney County.

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

Nay: Bennett Petersen, Malcom Dornhoff

Members Absent: Tom Anderson

The board then went through the latest wind/solar Draft regulation updates and made changes to the following:

Page 1. c. Change “with” to “of” the Little Blue River.

Page 6. Chart: Wildlife Mngmt Areas and Wetlands shall state “Designated elsewhere”. Add N/A to Other Structures, Other existing WEC’s and River Bluffs.

Page 6. Change the 1st asterisk to “Small Wind Energy Conversion System”.

Page 9. Update chart

Page 11. 9.a. Delete “The 180 days may be extended if proof of weather delays is provided.”

Page 11. 10. Change to provide similar verbiage as Page 5 #2 a. & b.

Page 17. 5 b. Delete “The 180 days may be extended if proof of weather delays is provided.”

KC Zoning Regulation Changes to page #19 AG-1 # 22 – eliminate the word Utility and ensure conformance with Article 7

Update current zoning regulation districts in conformance with the updates to wind/solar regulations

Following board discussion, a motion was made by Kevin Raun and seconded by John Harris to Accept the solar regulations as presented with changes as discussed and approved.

Aye: Dawn Thompson, John Harris, Kevin Raun, Patty Lundeen, Terry Buettner, Jody Casper, Bennett Petersen, Malcom Dornhoff

Nay: NONE

Members Absent: Tom Anderson

Following board discussion, a motion was made by Bennett Petersen and seconded by Terry Buettner to Accept the wind regulations as presented with changes and as discussed and approved.

Aye: Dawn Thompson, John Harris, Patty Lundeen, Terry Buettner, Jody Casper, Bennett Petersen, Malcom Dornhoff.

Nay: Kevin Raun

Members Absent: Tom Anderson

Motion was made for the County Assessor and County Attorney to draft language to add to permits allowing County Assessor personnel to access properties in accordance with state codes. The motion was made by Malcom Dornhoff and seconded by Terry Buettner.

Aye: Dawn Thompson, John Harris, Kevin Raun, Patty Lundeen, Terry Buettner, Jody Casper, Bennett Petersen, Malcom Dornhoff

Nay: NONE

Members Absent: Tom Anderson.

Motion was made to adjourn the meeting at 8:25pm. Jody Casper made the motion and it was seconded by Terry Buettner.

Aye: : Dawn Thompson, John Harris, Kevin Raun, Patty Lundeen, Terry Buettner, Jody Casper, Bennett Petersen, Malcom Dornhoff

Nay: NONE

Members Absent: Tom Anderson

The next public meeting will be in August 2026. Date to be determined.

Meeting Adjourned at 8:25 pm