

Minutes
February 12, 2024
Planning Commission Meeting

The agenda for this meeting was posted in the legal paper of record, the Sarpy County Times, on February 7, 2024.

Chairman Alan Mueller opened the public meeting at 7:00 pm. Pledge of Allegiance was said. Mueller stated that the open meetings act is posted on the wall in the back of the room. Roll call for the Planning Commission Members Althouse, Dennis, Tesar, Crofoot, Staben, Mueller, Grotrian, and Sullivan met as advertised. Felthousen was absent.

Approval of minutes: A motion was made by Sullivan, seconded by Crofoot to approve both the minutes from the January 22nd meeting. A voice vote followed with all voting aye.

Mueller asked Jensen where we were at for the re-appointments of the Planning Commission members whose appointment had expired. Jensen stated that Chris Perrone, the County Attorney, stated that the appointments are good until re-appointment has been completed. Jensen would like to see an alternate again, however, Perrone is not in favor of this as it is not explicit in the statute that we can have an alternate.

First item on the agenda - Residential Acreage Development. This an 80-acre parcel – parcel #130108383 in NE1/2 SW1/4 26-10-10. Mueller asked if Jensen had any comments on this split. Jensen stated that this is in Agricultural District zoning it meets regulations and that there were no other splits in that quarter corner. This will be an 11.046 acre split. Mueller then asked if there were any questions or comments from the Planning Commission. Since there were none, Mueller made a motion to approve this Residential Acreage Development as presented. Seconded by Staben. A roll call vote followed with the following votes: Althouse – aye; Staben – aye; Tesar – aye; Mueller – aye; Dennis – aye; Sullivan – aye; Crofoot – aye; Grotrian - aye. Motion carried with an 8 to 0 vote. This will go to the Board of Commissioners meeting on February 27, 2024.

The next item on the agenda was the Zoning map correction for Beaver Lake. Jensen stated that this was an error that was pointed out by Tesar. On the zoning map years ago, some of the lots on north side of Rock Bluff Road were identified as Commercial lots. Since that time, possibly around 2008, the Commercial designation was dropped off of these lots. Jensen stated that this map correction will correct all of the lots on the north side of Rock Bluff Road that are currently being used and are assessed as commercial lots will once again be designated as commercial lots. Some of the other lots currently being used and assessed as commercial lots will also be designated as commercial lots – including the golf course and the marina. Tesar asked if the golf course should really be commercial as it is not part of Beaver Lake. It is actually in the Transitional Agricultural district. Since this is currently in the TA district, they thought it wise to think the change to commercial through.

Discussion followed on the possibility of repercussions if the golf course closed in the future. It is possible that someone could buy the golf course and decide they wanted to put up storage units. Jensen suggested at this point that a motion be made to approve the map correction with the exception of the golf course change or if they prefer, to table the whole thing to the next meeting. A motion was made by Crofoot to table this until the next meeting. Seconded by Althouse. A motion was made by Crofoot to close the meeting. Seconded by Sullivan. A voice vote followed with all members voting aye. Meeting closed at 7:27 pm.

Linda Brouhard
Recording Secretary

*These minutes will not be approved until the next Planning Commission Meeting and are subject to change.

