

BOONE COUNTY PLANNING COMMISSION

Paul Groetke, Brad Stephens,
Mark Jensen, Chris Baum,
Mark J. Wagner, Hilary K. Maricle,
Justin Frey, Lee Ketteler,

Jim Meysenburg

Boone County Courthouse
222 South 4th Street
Albion, Nebraska 68620
402-395-2737

bczoning@boone-county.org

Boone County Planning Commission Meeting

Monday, January 24, 2011 7:00 P.M.

**Boone County Courthouse
Albion, Nebraska**

Notice of this meeting and public hearings were given in advance by publication.

Agenda:

- 1) Call to order – A copy of the Open Meetings Act is posted and copies are available for the public.
- 2) Roll call
- 3) Approval of minutes of last meeting
- 4) Election of officers for 2011
 - Chairman
 - Vice-chairman
 - Secretary
- 5) Discuss Pipeline Construction, Installation, Location, and Maintenance Above Ground and Below Ground with John Morgan, Boone County Attorney
- 6) Discuss No Fee Livestock Registration forms
- 7) Open Discussion
- 8) Correspondence/Zoning Administrators Report
- 9) Schedule next meeting (Monday February 28, 2011, time _____)
- 10) Adjourn

THIS AGENDA IS KEPT CONTINUALLY CURRENT AND IS AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE BOONE COUNTY ZONING ADMINISTRATOR, BOONE COUNTY COURTHOUSE, DURING NORMAL BUSINESS HOURS. IT SHALL NOT BE ALTERED LATER THAN 24 (TWENTY-FOUR) HOURS BEFORE THE SCHEDULED COMMENCEMENT OF THE MEETING.

BOONE COUNTY PLANNING COMMISSION

Paul Groetke, Brad Stephens,
Mark Jensen, Chris Baum,
Mark J. Wagner, Hilary K. Maricle,
Justin Frey, Lee Ketteler,

Jim Meysenburg

Boone County Courthouse
222 South 4th Street
Albion, Nebraska 68620
402-395-2737

bczoning@boone-county.org

Boone County Planning Commission Meeting

Monday, February 28, 2011 7:00 P.M.

Boone County Courthouse
Albion, Nebraska

Notice of this meeting was given in advance by publication.

Agenda:

- 1) Call to order – A copy of the Open Meetings Act is posted and copies are available for the public.
- 2) Roll call
- 3) Approval of minutes of last meeting
- 4) Open Discussion
- 5) Correspondence/Zoning Administrators Report
- 6) Schedule next meeting (Monday, March 28, 2011, time _____)
- 7) Adjourn

Meeting Cancelled

THIS AGENDA IS KEPT CONTINUALLY CURRENT AND IS AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE BOONE COUNTY ZONING ADMINISTRATOR, BOONE COUNTY COURTHOUSE, DURING NORMAL BUSINESS HOURS. IT SHALL NOT BE ALTERED LATER THAN 24 (TWENTY-FOUR) HOURS BEFORE THE SCHEDULED COMMENCEMENT OF THE MEETING.

BOONE COUNTY PLANNING COMMISSION

Paul Groetke, Brad Stephens,
Mark Jensen, Chris Baum,
Mark J. Wagner, Hilary K. Maricle,
Justin Frey, Lee Ketteler,

Jim Meysenburg

Boone County Courthouse
222 South 4th Street
Albion, Nebraska 68620
402-395-2737

bczoning@boone-county.org

Boone County Planning Commission Meeting

Monday, March 28, 2011 7:00 P.M.

**Boone County Courthouse
Albion, Nebraska**

Notice of this meeting was given in advance by publication.

Agenda:

- 1) Call to order – A copy of the Open Meetings Act is posted and copies are available for the public.
- 2) Roll call
- 3) Approval of minutes of last meeting
- 4) Public hearing to approve or deny an application for Conditional Use Permit by Shawn and Lara Novacek to divide the 11± acre building site from farm ground located in a Fr. of the W½ SW¼ Section 11, T19N, R8W of the 6th P.M., Boone County, Nebraska to use as a personal residence.
- 5) Public hearing to approve or deny an application for Conditional Use Permit by Donald Beierman to divide 1.23± acres from farm ground located in a Fr. of the SW¼ Section 2, T20N, R6W of the 6th P.M., Boone County, Nebraska to operate a seed sales business.
- 6) Open Discussion
- 7) Correspondence/Zoning Administrators Report
- 8) Schedule next meeting (Monday, April 25, 2011, time _____)
- 9) Adjourn

THIS AGENDA IS KEPT CONTINUALLY CURRENT AND IS AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE BOONE COUNTY ZONING ADMINISTRATOR, BOONE COUNTY COURTHOUSE, DURING NORMAL BUSINESS HOURS. IT SHALL NOT BE ALTERED LATER THAN 24 (TWENTY-FOUR) HOURS BEFORE THE SCHEDULED COMMENCEMENT OF THE MEETING.

BOONE COUNTY PLANNING COMMISSION

Paul Groetke, Brad Stephens,
Mark Jensen, Chris Baum,
Mark J. Wagner, Hilary K. Maricle,
Justin Frey, Lee Ketteler,

Jim Meysenburg

Boone County Courthouse
222 South 4th Street
Albion, Nebraska 68620
402-395-2737

bczoning@boone-county.org


Boone County Planning Commission Meeting

Monday, April 25, 2011 8:00 P.M.

Boone County Courthouse
Albion, Nebraska

Notice of this meeting was given in advance by publication.

Agenda:

- 1) Call to order – A copy of the Open Meetings Act is posted and copies are available for the public.
- 2) Roll call
- 3) Approval of minutes of last meeting
- 4) Public hearing to:
 - A) approve or deny an amendment to the Future Land Use Map for Lots 13 – 24, Block 8, West Petersburg Addition, Petersburg, Nebraska from Higher Density Residential to Highway Business District
 - B) approve or deny an application by the Petersburg Industrial Development Corporation to rezone Lots 13 – 24, Block 8, West Petersburg Addition, Petersburg, Nebraska from “R-2” Multiple Family Residential to “B-1” Highway Business District. This action, if approved, will amend the Official Zoning Map to reflect said zoning change
- 5) Review Blight and Substandard Determination Study for Area Referred to as the Central Petersburg Redevelopment Area and make a recommendation to the Village Board of Petersburg
 -  Consideration of Resolution PC01(11) recommending approval of the Central Petersburg Redevelopment Area as blighted and substandard
- 6) Open Discussion
- 7) Correspondence/Zoning Administrators Report
- 8) Schedule next meeting (Monday, May 23, 2011, time _____)
- 9) Adjourn

THIS AGENDA IS KEPT CONTINUALLY CURRENT AND IS AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE BOONE COUNTY ZONING ADMINISTRATOR, BOONE COUNTY COURTHOUSE, DURING NORMAL BUSINESS HOURS. IT SHALL NOT BE ALTERED LATER THAN 24 (TWENTY-FOUR) HOURS BEFORE THE SCHEDULED COMMENCEMENT OF THE MEETING.

BOONE COUNTY PLANNING COMMISSION

Paul Groetke, Brad Stephens,
Mark Jensen, Chris Baum,
Mark J. Wagner, Hilary K. Maricle,
Justin Frey, Lee Ketteler,

Jim Meysenburg

Boone County Courthouse
222 South 4th Street
Albion, Nebraska 68620
402-395-2737

bczoning@boone-county.org

Boone County Planning Commission Meeting


Monday, May 23, 2011 8:00 P.M.

Boone County Courthouse
Albion, Nebraska

Notices for this meeting and public hearings were given in advance by publication.

Agenda:

- 1) Call to order – A copy of the Open Meetings Act is posted and copies are available for the public.
- 2) Roll call
- 3) Approval of minutes of last meeting
- 4) Review Redevelopment Plan Petersburg CDA Area #1 and Area #2 2011 and make a recommendation to the Village Board of Petersburg

 Consideration of Resolution PC02(11) recommending approval of the Redevelopment Plan Petersburg CDA Area #1 and Area #2 2011
- 5) Public hearing to approve or deny an application for Conditional Use Permit by TPW Petersburg, LLC to construct an operations and maintenance building approximately 60' x 40', property to be bounded by a chain link fence w/gate, conex boxes located adjacent to the building on permanent foundations, RV hookup, and paved parking area located in Lots 13-24, Block 8, West Petersburg Addition, Petersburg, Nebraska. This property is owned by the Petersburg Industrial Development Corporation.
- 6) Public hearing to approve or deny an application for Conditional Use Permit by Rae Valley Market, LLC, Larry Temme, to construct and operate a grocery store and paved parking area located in Lots 1-5, Block 1, West Petersburg Addition, Petersburg, Nebraska.
- 7) Public hearing to approve or deny an application for Conditional Use Permit by Ted & Tammy Bode to divide 6.406± acres from farm ground located in a Fr. of the NW¼ Section 1, T22N, R7W of the 6th P.M., Boone County, Nebraska to construct a new home for a personal residence. This property is owned by Jerald and Carol Bode.
- 8) Open Discussion
- 9) Correspondence/Zoning Administrators Report
- 10) Schedule next meeting (Monday, June 27, 2011, time _____)
- 11) Adjourn

THIS AGENDA IS KEPT CONTINUALLY CURRENT AND IS AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE BOONE COUNTY ZONING ADMINISTRATOR, BOONE COUNTY COURTHOUSE, DURING NORMAL BUSINESS HOURS. IT SHALL NOT BE ALTERED LATER THAN 24 (TWENTY-FOUR) HOURS BEFORE THE SCHEDULED COMMENCEMENT OF THE MEETING.

BOONE COUNTY PLANNING COMMISSION

Paul Groetke, Brad Stephens,
Mark Jensen, Chris Baum,
Mark J. Wagner, Hilary K. Maricle,
Justin Frey, Lee Ketteler,

Jim Meysenburg

Boone County Courthouse
222 South 4th Street
Albion, Nebraska 68620
402-395-2737

bczoning@boone-county.org

Boone County Planning Commission Meeting

Monday, June 27, 2011 8:00 P.M.

**Boone County Courthouse
Albion, Nebraska**

Notices for this meeting and public hearings were given in advance by publication.

Agenda:

- 1) Call to order – A copy of the Open Meetings Act is posted and copies are available for the public.
- 2) Roll call
- 3) Approval of minutes of last meeting
- 4) Public hearing to approve or deny an application for Conditional Use Permit by George Beierman to divide 4.1± acres from farm ground located in a Fr. of the NE¼ NW¼ Section 34, T21N, R6W of the 6th P.M., Boone County, Nebraska to construct a new storage building.
- 5) Public hearing to approve or deny an application for Conditional Use Permit by Niewohner Farms to construct a Class I Livestock Feeding Operation, Hog Confinement Unit (301-1000 Animal Units) located in a Fr. of the NE¼ Section 5, T20N, R6W of the 6th P.M., Boone County, Nebraska.
- 6) Open Discussion
- 7) Correspondence/Zoning Administrators Report
- 8) Schedule next meeting (Monday, July 25, 2011, time _____)
- 9) Adjourn

THIS AGENDA IS KEPT CONTINUALLY CURRENT AND IS AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE BOONE COUNTY ZONING ADMINISTRATOR, BOONE COUNTY COURTHOUSE, DURING NORMAL BUSINESS HOURS. IT SHALL NOT BE ALTERED LATER THAN 24 (TWENTY-FOUR) HOURS BEFORE THE SCHEDULED COMMENCEMENT OF THE MEETING.

BOONE COUNTY PLANNING COMMISSION

Paul Groetke, Brad Stephens,
Mark Jensen, Chris Baum,
Mark J. Wagner, Hilary K. Maricle,
Justin Frey, Lee Ketteler,

Jim Meysenburg

Boone County Courthouse
222 South 4th Street
Albion, Nebraska 68620
402-395-2737

bczoning@boone-county.org

Boone County Planning Commission Meeting

Monday, July 25, 2011 7:30 P.M.

**Boone County Courthouse
Albion, Nebraska**

Notices for this meeting and public hearing were given in advance by publication.

Agenda:

- 1) Call to order – A copy of the Open Meetings Act is posted and copies are available for the public.
- 2) Roll call
- 3) Approval of minutes of last meeting
- 4) Public hearing to approve or deny an application for Conditional Use Permit by Troy Patzel to divide 3.5± acres from farm ground located in a Fr. of the NE¼ Section 11, T21N, R5W of the 6th P.M., Boone County, Nebraska for use as a personal residence.
- 5) Review the Airport Zoning Regulations draft from the Nebraska Department of Aeronautics and consider recommendations.
- 6) Open Discussion
- 7) Correspondence/Zoning Administrators Report
- 8) Schedule next meeting (Monday, August 22, 2011, time _____)
- 9) Adjourn

THIS AGENDA IS KEPT CONTINUALLY CURRENT AND IS AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE BOONE COUNTY ZONING ADMINISTRATOR, BOONE COUNTY COURTHOUSE, DURING NORMAL BUSINESS HOURS. IT SHALL NOT BE ALTERED LATER THAN 24 (TWENTY-FOUR) HOURS BEFORE THE SCHEDULED COMMENCEMENT OF THE MEETING.

BOONE COUNTY PLANNING COMMISSION

Paul Groetke, Brad Stephens,
Mark Jensen, Chris Baum,
Mark J. Wagner, Hilary K. Maricle,
Justin Frey, Lee Ketteler,

Jim Meysenburg

Boone County Courthouse
222 South 4th Street
Albion, Nebraska 68620
402-395-2737

bczoning@boone-county.org

Boone County Planning Commission Meeting


Monday, August 22, 2011 7:30 P.M.

Boone County Courthouse
Albion, Nebraska

Notices for this meeting and public hearings were given in advance by publication.

Agenda:

- 1) Call to order – A copy of the Open Meetings Act is posted and copies are available for the public.
- 2) Roll call
- 3) Approval of minutes of last meeting
- 4) Review the Redeveloper's Redevelopment Plan Rae Valley Market Project to determine if it is consistent with the Comprehensive Plan for Boone County and the Village of Petersburg.

 Consider Resolution PC03(11) recommending the approval of the Redevelopment Plan Rae Valley Market Project to the Village of Petersburg.
- 5) Public hearing to approve or deny an application for Conditional Use Permit by Kenneth Luettel to divide 6.74± acres of the farmstead from farm ground located in a Fr. of the SW¼ Section 13, T21N, R7W of the 6th P.M., Boone County, Nebraska to sell the property for a personal residence.
- 6) Public hearing to approve or deny an application for Conditional Use Permit by Niewohner Farms Partnership to build a Class I Livestock Feeding Operation, Hog Confinement Unit (301-1000 Animal Units) located in a Fr. of the NW corner of the NW¼ Section 4, T20N, R7W of the 6th P.M., Boone County, Nebraska.
- 6) Open Discussion
- 7) Correspondence/Zoning Administrators Report
- 8) Schedule next meeting (Monday, September 26, 2011, time _____)
- 9) Adjourn

THIS AGENDA IS KEPT CONTINUALLY CURRENT AND IS AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE BOONE COUNTY ZONING ADMINISTRATOR, BOONE COUNTY COURTHOUSE, DURING NORMAL BUSINESS HOURS. IT SHALL NOT BE ALTERED LATER THAN 24 (TWENTY-FOUR) HOURS BEFORE THE SCHEDULED COMMENCEMENT OF THE MEETING.

BOONE COUNTY PLANNING COMMISSION

Paul Groetke, Brad Stephens,
Mark Jensen, Chris Baum,
Mark J. Wagner, Hilary K. Maricle,
Justin Frey, Lee Ketteler,

Jim Meysenburg

Boone County Courthouse
222 South 4th Street
Albion, Nebraska 68620
402-395-2737

bczoning@boone-county.org

Boone County Planning Commission Meeting

Monday, September 26, 2011 7:30 P.M.

**Boone County Courthouse
Albion, Nebraska**

Notices for this meeting and public hearings were given in advance by publication.

Agenda:

- 1) Call to order – A copy of the Open Meetings Act is posted and copies are available for the public.
- 2) Roll call
- 3) Approval of minutes of last meeting
- 4) Public hearing to approve or deny an application for Conditional Use Permit by Ervin J & LaVonne P Dohmen to divide 6.8± acres of the farmstead from farm ground located in a Fr. of the NW¼ Section 23, T20N, R5W of the 6th P.M., Boone County, Nebraska to sell the property for a personal residence.
- 5) Public hearing to receive public comments concerning Amendments to the Boone County Zoning Regulations concerning setbacks for structures located along county roads and state highways in all districts and to amend wording in the A-2 Agricultural-Secondary District.
- 6) Open Discussion
- 7) Correspondence/Zoning Administrators Report
- 8) Schedule next meeting (Monday, October 24, 2011, time _____)
- 9) Adjourn

THIS AGENDA IS KEPT CONTINUALLY CURRENT AND IS AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE BOONE COUNTY ZONING ADMINISTRATOR, BOONE COUNTY COURTHOUSE, DURING NORMAL BUSINESS HOURS. IT SHALL NOT BE ALTERED LATER THAN 24 (TWENTY-FOUR) HOURS BEFORE THE SCHEDULED COMMENCEMENT OF THE MEETING.

BOONE COUNTY PLANNING COMMISSION

Paul Groetke, Brad Stephens,
Mark Jensen, Chris Baum,
Mark J. Wagner, Hilary K. Maricle,
Justin Frey, Lee Ketteler,

Jim Meysenburg

Boone County Courthouse
222 South 4th Street
Albion, Nebraska 68620
402-395-2737

bczoning@boone-county.org

Boone County Planning Commission Meeting

Monday, October 24, 2011 7:30 P.M.

**Boone County Courthouse
Albion, Nebraska**

Notices for this meeting and public hearings were given in advance by publication.

Agenda:

- 1) Call to order – A copy of the Open Meetings Act is posted and copies are available for the public.
- 2) Roll call
- 3) Approval of minutes of last meeting
- 4) Public hearing for the approval and acceptance of a Deed of Conservation and Preservation Easement for the 546± acre Hosford Farms located in the E1/2SE1/4 30-20-5, NE1/4NE1/4 31-20-5, Fr NW1/4 8-19-5, N1/2SE1/4 & S1/2NE1/4 31-20-5 & Fr S1/2S1/2 31-20-5 West of the 6th P.M., Boone County, Nebraska.
- 5) Tabled decision for Amendments to the Boone County Zoning Regulations concerning setbacks for structures located along county roads and state highways in all districts and to amend wording in the A-2 Agricultural-Secondary District from the September 26th meeting.
- 6) Open Discussion
- 7) Correspondence/Zoning Administrators Report
- 8) Schedule next meeting (Monday, November 28, 2011, time _____)
- 9) Adjourn

THIS AGENDA IS KEPT CONTINUALLY CURRENT AND IS AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE BOONE COUNTY ZONING ADMINISTRATOR, BOONE COUNTY COURTHOUSE, DURING NORMAL BUSINESS HOURS. IT SHALL NOT BE ALTERED LATER THAN 24 (TWENTY-FOUR) HOURS BEFORE THE SCHEDULED COMMENCEMENT OF THE MEETING.

BOONE COUNTY PLANNING COMMISSION

Paul Groetke, Brad Stephens,
Mark Jensen, Chris Baum,
Mark J. Wagner, Hilary K. Maricle,
Justin Frey, Lee Ketteler,

Jim Meysenburg

Boone County Courthouse
222 South 4th Street
Albion, Nebraska 68620
402-395-2737

bczoning@boone-county.org

Boone County Planning Commission Meeting

Monday, November, 28th 2011 7:30 P.M.

**Boone County Courthouse
Albion, Nebraska**

Notices for this meeting and public hearing were given in advance by publication.

Agenda:

- 1) Call to order – A copy of the Open Meetings Act is posted and copies are available for the public.
- 2) Roll call
- 3) Approval of minutes of last meeting
- 4) Public hearing for the approval and acceptance of a Deed of Conservation and Preservation Easement for the 546± acre Hosford Farms located in the E1/2SE1/4 30-20-5, NE1/4NE1/4 31-20-5, Fr NW1/4 8-19-5, N1/2SE1/4 & S1/2NE1/4 31-20-5 & Fr S1/2S1/2 31-20-5 West of the 6th P.M., Boone County, Nebraska.
- 5) Presubmission discussion: Boone County Zoning Regulations.
- 6) Open Discussion
- 7) Correspondence/Zoning Administrators Report
- 8) Schedule next meeting (Monday, December, ____ 2011, time _____)
- 9) Adjourn

THIS AGENDA IS KEPT CONTINUALLY CURRENT AND IS AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE BOONE COUNTY ZONING ADMINISTRATOR, BOONE COUNTY COURTHOUSE, DURING NORMAL BUSINESS HOURS. IT SHALL NOT BE ALTERED LATER THAN 24 (TWENTY-FOUR) HOURS BEFORE THE SCHEDULED COMMENCEMENT OF THE MEETING.

BOONE COUNTY PLANNING COMMISSION

Paul Groetke, Brad Stephens,
Mark Jensen, Chris Baum,
Mark J. Wagner, Hilary K. Maricle,
Justin Frey, Lee Ketteler,

Jim Meysenburg

Boone County Courthouse
222 South 4th Street
Albion, Nebraska 68620
402-395-2737

bczoning@boone-county.org

Boone County Planning Commission Meeting

Tuesday, December, 27th, 2011 7:30 P.M.

**Boone County Courthouse
Albion, Nebraska**

Notices for this meeting and public hearing were given in advance by publication.

Agenda:

1. Call to order – A copy of the Open Meetings Act is posted and copies are available for the public.
2. Roll call
3. Approval of minutes of last meeting
4. Public hearing is to approve or deny an application for a Lotsplit to Jeff and Dawn Bussey of 4.4+ acres from farm ground located in a NE ¼ of section 16, T20N, R5 6th P.M., Boone Country, Nebraska to construct a new home. This property is owned by Gary and Patricia Roberg and is located at the corner of 240th and 310th Ave, Albion, Boone County, Nebraska
5. Public hearing for the approval setback regulations. Boone County, Nebraska
6. Presubmission discussion: Boone County Zoning Regulations
7. Open Discussion
8. Correspondence/Zoning Administrators Report
9. Schedule next meeting (Monday, January, ____ 2012, time _____)
10. Adjourn

THIS AGENDA IS KEPT CONTINUALLY CURRENT AND IS AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE BOONE COUNTY ZONING ADMINISTRATOR, BOONE COUNTY COURTHOUSE, DURING NORMAL BUSINESS HOURS. IT SHALL NOT BE ALTERED LATER THAN 24 (TWENTY-FOUR) HOURS BEFORE THE SCHEDULED COMMENCEMENT OF THE MEETING.