

BOONE COUNTY PLANNING COMMISSION

Paul Groeteke, Brad Stephens,
Mark Jensen, Mark J. Wagner,
Justin Frey, Shelley Towey, Clyde Stuhr
Chris Baum, Morgan Mogensen

Boone County Courthouse
222 South 4th Street
Albion, Nebraska 68620
402-395-2737
bczoning@boone-county.org

Boone County Planning Commission Meeting

JANUARY 24, 2022 @ 7:00 p.m.

Boone County Courthouse

222 South 4th Street

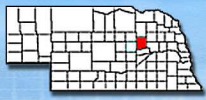
Albion, NE 68620

Notice for this meeting is posted in advance by publication and on the Zoning bulletin board near the Zoning Administrator's office in the Courthouse.

AGENDA:

- 1. Call to order – A copy of the Open Meetings Act posted, and copies are available for the public.**
- 2. Roll call.**
- 3. Approval/Disapproval of the minutes from the November 22, 2021, Joint Planning Commission meeting.**
- 4. Re-organization of Planning Board Officers.**
- 5. Consider, discuss, and take action on the information presented by Jeff Jarecki regarding the status and future use of the Bourn Hog Confinement units.**
- 6. Consider, discuss, and take the necessary action on the findings and suggestions from the Solar Energy Regulation information and examples reviewed by the Planning Commission Board Members for the guidelines for a Solar Energy Regulation to complete the proposed draft; get this ready for a public hearing for this regulation to be added to the Boone County Official Zoning Regulations.**





Boone County Planning and Zoning Agenda



BOONE COUNTY PLANNING COMMISSION

Paul Groeteke, Brad Stephens,
Mark Jensen, Mark J. Wagner,
Justin Frey, Shelley Towey, Clyde Stuhr
Chris Baum, Morgan Mogensen

Boone County Courthouse
222 South 4th Street
Albion, Nebraska 68620
402-395-2737
bczoning@boone-county.org

7. Discuss and offer suggestions for date, time, and place for future meetings for working on the updating of the Boone County Zoning Comprehensive Plan and amend the Official Zoning Map for Boone County.
8. Correspondence/Zoning Administrators Report.
9. Open discussion.
10. Schedule next meeting
11. Adjourn

Public Comments: The Planning Board will receive public comments on items discussed at this meeting or suggestions for items for discussion at a future Board meeting. The Board will not take any action on comments presented this date.

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 Groeteke, Brad Stephens,
Mark Jensen, Mark J. Wagner,
Justin Frey, Shelley Towey, Clyde Stuhr
Chris Baum, Morgan Mogensen

Boone County Courthouse
222 South 4th Street
Albion, Nebraska 68620
402-395-2737
bczoning@boone-county.org

Boone County Planning Commission Meeting

JANUARY 24, 2022 @ 7:00 p.m.

Boone County Courthouse

222 South 4th Street

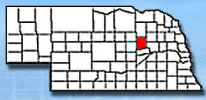
Albion, NE 68620

Notice for this meeting is posted in advance by publication and on the Zoning bulletin board near the Zoning Administrator's office in the Courthouse.

AGENDA:

- 1. Call to order – A copy of the Open Meetings Act posted, and copies are available for the public.**
- 2. Roll call.**
- 3. Approval/Disapproval of the minutes from the November 22, 2021, Joint Planning Commission meeting.**
- 4. Re-organization of Planning Board Officers.**
- 5. Consider, discuss, and take action on the information presented by Jeff Jarecki regarding the status and future use of the Bourn Hog Confinement units.**
- 6. Consider, discuss, and take the necessary action on the findings and suggestions from the Solar Energy Regulation information and examples reviewed by the Planning Commission Board Members for the guidelines for a Solar Energy Regulation to complete the proposed draft; get this ready for a public hearing for this regulation to be added to the Boone County Official Zoning Regulations.**





Boone County Planning and Zoning Agenda



BOONE COUNTY PLANNING COMMISSION

Paul Groeteke, Brad Stephens,
Mark Jensen, Mark J. Wagner,
Justin Frey, Shelley Towey, Clyde Stuhr
Chris Baum, Morgan Mogensen

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

bczoning@boone-county.org

7. Discuss and offer suggestions for date, time, and place for future meetings for working on the updating of the Boone County Zoning Comprehensive Plan and amend the Official Zoning Map for Boone County.
8. Correspondence/Zoning Administrators Report.
9. Open discussion.
10. Schedule next meeting
11. Adjourn

Public Comments: The Planning Board will receive public comments on items discussed at this meeting or suggestions for items for discussion at a future Board meeting. The Board will not take any action on comments presented this date.

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 Groeteke, Brad Stephens,
Chris Tenski, Mark J. Wagner,
Justin Frey, Clyde Stuhr
Chris Baum, Morgan Mogensen

Boone County Courthouse
222 South 4th Street
Albion, Nebraska 68620
402-395-2737
bczoning@boonecountne.gov

Boone County Planning Commission Meeting

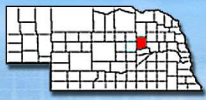
AUGUST 22, 2022 @ 8:00 p.m.

**222 South 4th Street
Albion, NE 68620**

Notice for this meeting is posted in advance by publication and on the Zoning bulletin board near the Zoning Administrator's office in the Courthouse.

AGENDA:

- 1. Call to order – A copy of the Open Meetings Act posted, and copies are available for the public.**
- 2. Roll call.**
- 3. Approve/Disapprove the minutes from the July 25, 2022, Planning Commission meeting.**
- 4. Public Hearing to consider, review, discuss and act on an application for a Conditional Use Permit submitted by Robert and Amber Coates to split off 5.00± acres from a parcel of land to build a house. A tract of land comprising a part of the Southeast Quarter (SE ¼) of Section Thirty-three (33), Township Twenty-two (22) North, Range Seven (7) West of the 6th P.M., Boone County Nebraska. This property owned by Ronald and Zandra Coakes. It is located West of Y Road, between 180th and 190th Avenues in Boone County Nebraska. This parcel is in the A-1 Primary Agriculture District in Boone County Nebraska.**
- 5. Public Hearing to consider, review, discuss and act on an application for a Conditional Use Permit submitted by The NextLink Company to construct a 120-foot utility pole with Wi-Fi Antennas. The location for this tower is 3404 240th Avenue, Cedar Rapids, Nebraska in a part of the Northwest**



Boone County Planning and Zoning Agenda



BOONE COUNTY PLANNING COMMISSION

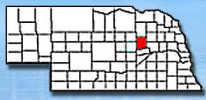
Paul Groeteke, Brad Stephens,
Mark Jensen, Mark J. Wagner,
Justin Frey, Shelley Towey, Clyde Stuhr
Chris Baum, Morgan Mogensen

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

bczoning@boone-county.org

Corner of the Northwest Quarter (NW ¼), Section Four (4), Township Eighteen (18) North, Range Six (6) of the 6th P.M., Boone County Nebraska. This property owned by Edward and Jane Loeffler. It is located South of Highway 56 at the intersection of Highway 56 and 240th Avenue in Boone County Nebraska.

- 6. Review Request for Amendment to the Zoning Ordinance submitted by Cynthia S. Miller Co-Trustee of The Virgil D. Seda Trust.**
- 7. Public Hearing to consider, review, discuss and act on an application to:**
 - 1) Amend the Future Land Use for a Fraction of the North Half (N½) of the Northeast Quarter (NE¼) of Section 35, Township 20 North, Range 6 West located in Boone County Nebraska from A-2 Secondary Agriculture District to I-2 Heavy Industrial District with conditional uses.**
 - 2) Act on the Re-Zone Application submitted by Cynthia S. Miller, Co-Trustee of the Virgil D. Seda Trust to rezone a parcel of land in a Fraction of the North Half (N½) of the Northeast Quarter (NE¼) of Section 35, Township 20 North, Range 6 West of the 6th P.M., in Boone County Nebraska from A-2 Secondary Agriculture District to I-2 Heavy Industrial District with conditional uses.**
- 8. Review the Request for Amendment to the Zoning Ordinance submitted by the Niewohner Grandchildren, A Limited Partnership.**
- 9. Public Hearing to consider, review, discuss and act on an application to:**



Boone County Planning and Zoning Agenda



BOONE COUNTY PLANNING COMMISSION

Paul Groetke, Brad Stephens,
Mark Jensen, Mark J. Wagner,
Justin Frey, Shelley Towey, Clyde Stuhr
Chris Baum, Morgan Mogensen

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

bczoning@boone-county.org

- 1) Amend the Future Land Use for a Fraction of the South Half (S^{1/2}) of the Northeast Quarter (NE^{1/4}) of Section 35, Township 20 North, Range 6 West of the 6th P.M., in Boone County Nebraska from A-2 Secondary Agriculture District to I-2 Heavy Industrial District with conditional uses.
 - 2) Act on the Re-Zone Application submitted by Niewohner Grandchildren, a Limited Partnership to rezone a parcel of land in a Fraction of the South Half (S^{1/2}) of the Northeast Quarter (NE^{1/4}) of Section 35, Township 20 North, Range 6 West of the 6th P.M., in Boone County Nebraska from A-2 Secondary Agriculture District to I-2 Heavy Industrial District with conditional uses.
-
10. Correspondence/Zoning Administrators Report.
 11. Open discussion.
 12. Schedule next meeting
 13. Adjourn

Public Comments: The Planning Board will receive public comments on items discussed at this meeting or suggestions for items for discussion at a future Board meeting. The Board will not take any action on comments presented this date.

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 Groeteke, Brad Stephens,
Chris Tenski, Mark J. Wagner,
Justin Frey, Clyde Stuhr
Chris Baum, Morgan Mogensen

Boone County Courthouse
222 South 4th Street
Albion, Nebraska 68620
402-395-2737
bczoning@boonecountne.gov

Boone County Planning Commission Meeting

AUGUST 22, 2022 @ 8:00 p.m.

**222 South 4th Street
Albion, NE 68620**

Notice for this meeting is posted in advance by publication and on the Zoning bulletin board near the Zoning Administrator's office in the Courthouse.

AGENDA:

- 1. Call to order – A copy of the Open Meetings Act posted, and copies are available for the public.**
- 2. Roll call.**
- 3. Approve/Disapprove the minutes from the July 25, 2022, Planning Commission meeting.**
- 4. Public Hearing to consider, review, discuss and act on an application for a Conditional Use Permit submitted by Robert and Amber Coates to split off 5.00± acres from a parcel of land to build a house. A tract of land comprising a part of the Southeast Quarter (SE ¼) of Section Thirty-three (33), Township Twenty-two (22) North, Range Seven (7) West of the 6th P.M., Boone County Nebraska. This property owned by Ronald and Zandra Coakes. It is located West of Y Road, between 180th and 190th Avenues in Boone County Nebraska. This parcel is in the A-1 Primary Agriculture District in Boone County Nebraska.**
- 5. Public Hearing to consider, review, discuss and act on an application for a Conditional Use Permit submitted by The NextLink Company to construct a 120-foot utility pole with Wi-Fi Antennas. The location for this tower is 3404 240th Avenue, Cedar Rapids, Nebraska in a part of the Northwest**



Boone County Planning and Zoning Agenda



BOONE COUNTY PLANNING COMMISSION

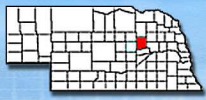
Paul Groeteke, Brad Stephens,
Mark Jensen, Mark J. Wagner,
Justin Frey, Shelley Towey, Clyde Stuhr
Chris Baum, Morgan Mogensen

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

bczoning@boone-county.org

Corner of the Northwest Quarter (NW ¼), Section Four (4), Township Eighteen (18) North, Range Six (6) of the 6th P.M., Boone County Nebraska. This property owned by Edward and Jane Loeffler. It is located South of Highway 56 at the intersection of Highway 56 and 240th Avenue in Boone County Nebraska.

- 6. Review Request for Amendment to the Zoning Ordinance submitted by Cynthia S. Miller Co-Trustee of The Virgil D. Seda Trust.**
- 7. Public Hearing to consider, review, discuss and act on an application to:**
 - 1) Amend the Future Land Use for a Fraction of the North Half (N½) of the Northeast Quarter (NE¼) of Section 35, Township 20 North, Range 6 West located in Boone County Nebraska from A-2 Secondary Agriculture District to I-2 Heavy Industrial District with conditional uses.**
 - 2) Act on the Re-Zone Application submitted by Cynthia S. Miller, Co-Trustee of the Virgil D. Seda Trust to rezone a parcel of land in a Fraction of the North Half (N½) of the Northeast Quarter (NE¼) of Section 35, Township 20 North, Range 6 West of the 6th P.M., in Boone County Nebraska from A-2 Secondary Agriculture District to I-2 Heavy Industrial District with conditional uses.**
- 8. Review the Request for Amendment to the Zoning Ordinance submitted by the Niewohner Grandchildren, A Limited Partnership.**
- 9. Public Hearing to consider, review, discuss and act on an application to:**



Boone County Planning and Zoning Agenda



BOONE COUNTY PLANNING COMMISSION

Paul Groetke, Brad Stephens,
Mark Jensen, Mark J. Wagner,
Justin Frey, Shelley Towey, Clyde Stuhr
Chris Baum, Morgan Mogensen

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

bczoning@boone-county.org

- 1) Amend the Future Land Use for a Fraction of the South Half (S^{1/2}) of the Northeast Quarter (NE^{1/4}) of Section 35, Township 20 North, Range 6 West of the 6th P.M., in Boone County Nebraska from A-2 Secondary Agriculture District to I-2 Heavy Industrial District with conditional uses.
 - 2) Act on the Re-Zone Application submitted by Niewohner Grandchildren, a Limited Partnership to rezone a parcel of land in a Fraction of the South Half (S^{1/2}) of the Northeast Quarter (NE^{1/4}) of Section 35, Township 20 North, Range 6 West of the 6th P.M., in Boone County Nebraska from A-2 Secondary Agriculture District to I-2 Heavy Industrial District with conditional uses.
-
10. Correspondence/Zoning Administrators Report.
 11. Open discussion.
 12. Schedule next meeting
 13. Adjourn

Public Comments: The Planning Board will receive public comments on items discussed at this meeting or suggestions for items for discussion at a future Board meeting. The Board will not take any action on comments presented this date.

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 Groeteke, Brad Stephens,
Chris Tenski, Mark J. Wagner,
Justin Frey, Clyde Stuhr
Chris Baum, Morgan Mogensen

Boone County Courthouse
222 South 4th Street
Albion, Nebraska 68620
402-395-2737
bczoning@boonecountne.gov

Boone County Planning Commission Meeting

OCTOBER 24, 2022 @ 8:00 p.m.

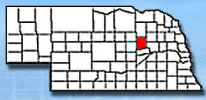
Boone County Courthouse

**222 South 4th Street
Albion, NE 68620**

Notice for this meeting is posted in advance by publication and on the Zoning bulletin board near the Zoning Administrator's office in the Courthouse.

AGENDA:

- 1. Call to order – A copy of the Open Meetings Act posted, and copies are available for the public.**
- 2. Roll call.**
- 3. Approve/Disapprove the minutes from the August 22, 2022, Planning Commission meeting.**
- 4. Public Hearing to consider, review, discuss and act on an application for a Conditional Use Permit submitted by Chris Nelson to split off 5.00± acres from a parcel of land to build a house. A tract of land comprising a part of the East One-Half (E ½) of the Southeast Quarter (SE ¼) of Section Eighteen (18), Township Twenty-One (21) North, Range Five (5) West of the 6th P.M., Boone County Nebraska. This property owned by Karla Rohwer and is located North and West of the 190th Street and 290th Avenue intersection in Boone County Nebraska. This parcel is in the A-1 Primary Agriculture District in Boone County Nebraska.**
- 5. Public Hearing to consider, review, discuss and act on an application for a Conditional Use Permit submitted by Matthew and Laisha Winter to divide 1.19± acres from this parcel to change the boundary line leaving 5.55± acres to the existing parcel located in a Fraction of the Southwest Quarter (SW ¼) of Section Thirteen (13), Township Twenty-one (21) North, Range Seven (7) West of the 6th P.M., Boone County Nebraska. This property owned by Matthew and Laisha Winter and is located on Highway 14 and**



Boone County Planning and Zoning Agenda



BOONE COUNTY PLANNING COMMISSION

Paul Groeteke, Brad Stephens,
Mark Jensen, Mark J. Wagner,
Justin Frey, Shelley Towey, Clyde Stuhr
Chris Baum, Morgan Mogensen

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

bczoning@boone-county.org

190th Street in Boone County Nebraska. This parcel is in the A-1 Primary Agriculture District in Boone County Nebraska.

- 6. Public Hearing to consider, review, discuss and act on a Letter of Intent for a new Ordinance for Solar Energy Conversion in the Village of Cedar Rapids Nebraska and to review, discuss and take the necessary action on the new Ordinance for Solar Energy Conversion in the Village of Cedar Rapids Nebraska submitted by the Cedar Rapids Village Board.**
- 7. Review, discuss and act on future Wi-Fi transmission towers being placed in Boone County by Companies outside of Boone County.**
- 8. Correspondence/Zoning Administrators Report.**
- 9. Open discussion.**
- 10. Schedule next meeting**
- 11. Adjourn**

Public Comments: The Planning Board will receive public comments on items discussed at this meeting or suggestions for items for discussion at a future Board meeting. The Board will not take any action on comments presented this date.

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.