

**BOONE COUNTY PLANNING & ZONING COMMISSION  
RECORD OF MINUTES OF MEETING**

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**DATE: March 24<sup>th</sup>, 2025**

**1. CALL TO ORDER**

The March monthly meeting of the Boone County Planning and Zoning Commission was called to order by Chairman Wagner in the Multipurpose Room in the Boone County Courthouse located at 222 South 4<sup>th</sup> Street Albion Nebraska, Monday, March 24<sup>th</sup>, 2025, at 7:30 p.m. Wagner noted that a copy the Open Meetings Act was posted, and copies were available for the public. The agenda for this meeting was given in advance to all members of the Commission. Notices for this meeting and public hearings were given in advance by publication. They were also posted on the bulletin board found outside the zoning administrators office and on the Boone County website. All proceedings hereafter shown were taken while the convened meeting was open to the public.

**2. ROLL CALL**

Roll Call results: Present: Frey, Tenski, Stuhr, Groeteke, Braun, Wagner.  
Absent: Stephens & Baum.

Also present, Victoria Olson – zoning administrator, public attendance: Brock Leslie, Ralph Schmadeke, Debbie Schmadeke.

- 3. APPROVAL/DISAPPROVAL OF MINUTES** for the February planning and zoning meeting. Wagner asked for a motion to approval or disapproval of the minutes. Groeteke motioned to approve with changes the February minutes with Frey seconding the motion. Vote Ayes: Groeteke, Tenski, Braun, Wagner, Frey. Nays: None. Abstain: Stuhr. Absent: Baum & Stephens.

- 4. Public Hearing to consider, review, and take necessary action on Conditional Use Permit submitted by Brock Leslie to split 6.83 acres of land with a house owned by FLB LLC, Peter Leslie located in the SW ¼ of section 31, T20N, R8W.** Wagner asked for a motion to open the public hearing. motioned to open the public hearing with seconding the motion. Vote Ayes: Groeteke, Stuhr, Braun, Frey, Tenski, Wagner. Nays: None. Absent: Stephens & Baum.

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Wagner asked for comments from the public, Brock Leslie stated that he is splitting off an existing house with 6.83 acres. Olson stated that the house already exists, and they are not building a new one. The house is being split off from ½ the section. It meets the density requirement with being the only house on the quarter and there were no livestock waivers required. The board discussed different livestock units in the area and double checked there were no livestock units that are close to the property. Wagner asked if there was any more public input, none given. Wagner asked for a motion to close the public hearing. Tenski motioned to close the public hearing with Groeteke seconding the motion. Vote: Ayes: Stuhr, Groeteke, Wagner Tanski, Braun, Frey. Nays: None. Absent: Stephens & Baum. Wagner asked for further comments or questions, none given. Groeteke motioned to recommend approval of this action with Frey seconding the motion. Vote: Ayes: Tenski, Groeteke, Frey, Wagner, Stuhr, Braun Nays: None. Absent: Baum & Stephens.

Olson stated the next public hearing is on Wednesday March 26<sup>th</sup> at 10:00 am.

**5. Consider, review, and take the necessary action regarding an open discussion about the summit carbon solution CO2 pipeline.**

Olson explained that the summit carbon solutions representatives informed her that because of the decision that the South Dakota legislature made regarding eminent domain the permitting process will take longer. Summit carbon solutions decided to pause the process on getting permits in Nebraska. Olson also stated that she included in the boards packet some information she had found that surrounding counties have done regarding the pipeline. Wagner stated that since permitting process is on hold until summit carbon solutions decide to apply, the information can be reviewed later, and more research can be done if needed.

**6. Open Discussion:** Wagner stated that agenda item #6 and #7 will be discussed at the same time.

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7. **Correspondence/Zoning Administrators Report:** Wagner stated that him and Olson have a meeting set up with Keith Marvin to go over the comprehensive plan and zoning regulation update. Keith Marvin is also scheduled to attend a commissioner meeting in a couple weeks to give an update and an estimated timeline. Frey asked if we have sent payment for this project yet, Olson stated that over half of the payment has been sent. It was discussed among the board that the comprehensive plan and regulation update should be to clean up our current regulations and do not want to see a lot of changes made.

Olson reviewed the zoning administrators report that was handed out. The board discussed different cell towers that are in Boone County.

8. **Schedule the next meeting:**

Chairman announced that the next monthly meeting of the Commission would be Monday, April 28<sup>th</sup>, 2025, at 7:30 p.m. in the County Courthouse, Albion Nebraska.

9. **ADJOURN:**

A motion to adjourn made by Frey at 8:02 p.m., with Groeteke seconding the motion. Vote: Ayes: Wagner, Tenski, Frey, Groeteke, Stuhr, Braun. Nays: Absent: Baum & Stephens.

**SUBMITTED: \_\_\_\_\_ COMMISSION SECRETARY**

**AFFIRMED BY: \_\_\_\_\_ COMMISSION CHAIRPERSON**