

# BOONE COUNTY PLANNING & ZONING COMMISSION

## RECORD OF MINUTES OF MEETING

---

**DATE: May 19<sup>th</sup>, 2025**

### **1. CALL TO ORDER**

The May monthly meeting of the Boone County Planning and Zoning Commission was called to order by Chairman Mark Wagner in the Multipurpose Room in the Boone County Courthouse located at 222 South 4<sup>th</sup> Street Albion Nebraska, Monday, May 19<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. Notice for this meeting and public hearing is posted in advance by publication, on the Boone County courthouse website, and on the Zoning bulletin board near the Zoning Administrator's office in the Courthouse. All proceedings hereafter shown were taken while the convened meeting was open to the public.

### **2. ROLL CALL**

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

Wagner introduced Randy Langan as a new board member as this is his first meeting. Olson stated that we now have a full board with 9 members.

Also present, Victoria Olson – zoning administrator, public attendance: Steve Wagner, Ryan

### **3. APPROVAL/DISAPPROVAL OF MINUTES for the planning and zoning meetings.**

Wagner asked for a motion to approval or disapproval of the minutes. Frey motioned to approve the minutes with Stuhr seconding the motion. Vote Ayes: Stuhr, Braun, Wagner, Frey, Nays: None. Abstain: Stephens, Langan, Absent: Groeteke, Tenski, Baum.

### **4. Open discussion to consider, review, and take the necessary action regarding the village board of cedar rapids request to annexation of a tract of land into their city limits.**

Olson stated that Village of Cedar Rapids Board is wanting to annex a piece of property into city limits, the property is owned by Country Partners to city limits. Olson was not informed of the reason for the annex but someone from the village board to explain more during the public hearing. Olson also stated that notices were sent to the landowners in the area informing them of this meeting.

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5. **Public Hearing to consider, review, and take necessary action regarding a Letter of Intent and an Ordinance for the Annexation of a tract of land received by the Cedar Rapids Village board. The tract of land is located in a part of the SW ¼ of section 5 township 18 Range 7 west of the 6th pm of Boone County NE.** Wagner asked for a motion to open the public hearing. Stephens motioned to open the public hearing with Frey seconding the motion. Vote Ayes: Stuhr, Braun, Stephens, Frey, Wagner, Langan, Nays: None. Absent: Groeteke, Tenski, Baum. Wagner asked for comments from the public, Ryan from the Cedar Rapids Village Board, stated that the tract of land is a bean facility owned by country partners cooperative. The village board would like to add the tract of land to city limits to recoup some tax benefits for the town. The truck traffic that goes into the coop drives over the city road and it would be nice to recoup some tax benefits for traffic that gets brought through because of the coop. Also annexing it to city limits would leave open the possibility to do a TIF project if the coop ever decided to expand. Ryan also stated that the coop expansion is not guaranteed but this would give a possibility to help the town in the future. Wagner asked for a motion to close the public hearing. Stephens motioned to close the public hearing with Clyde seconding the motion. Vote: Ayes: Stephens, Stuhr, Wagner, Braun, Langan, Frey, Nays: None. Absent: Groeteke, Baum, Tanski. Wagner asked for further comments or questions, Olson stated that the Village board approved a letter of intent recommending the annexation along with a copy of the ordinance. After the planning commission public hearing the village board will have 3 public hearings/ reading. Braun stated that in the letter of intent it says it is currently residential. Ryan stated that it is not residential at this time but there was talk once about buying some land from the coop and building more houses. It was clarified that years ago that area was changed to industrial. Wagner stated that the village would have to leave the area zoned as it is currently zoned. Wagner motioned to recommend approval with the condition that the zoning district of the parcel remains as it is currently zoned, Stephens seconding the motion. Vote: Ayes: Frey Wagner, Stephens, Stuhr, Braun, Langan, Nays: None. Absent: Tenski, Groeteke, Baum.
6. **Public Hearing to consider, review, and take necessary action regarding a replat application submitted by the Village Board of Petersburg of lots 12, 13, 14, 15, 16, and 17, Block 2 of the Original Town of Petersburg, Boone County.** Wagner asked for a motion to open the public hearing. Braun

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**10. Schedule the next meeting:**

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A motion to adjourn made by Langan at 8:01 p.m., with Stephens seconding the motion. Vote: Ayes: Wagner, Frey, Langan, Stuhr, Braun, Stephens, Nays: Absent: Tenski, Baum, Groeteke,

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

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

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**10. Schedule the next meeting:**

Chairman announced that the next monthly meeting of the Commission would be Monday, June 23<sup>rd</sup> 2025 at 7:30 p.m. in the County Courthouse, Albion Nebraska.

**11. ADJOURN:**

A motion to adjourn made by Langan at 8:01 p.m., with Stephens seconding the motion. Vote: Ayes: Wagner, Frey, Langan, Stuhr, Braun, Stephens, Nays: Absent: Tenski, Baum, Groeteke,

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

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

# BOONE COUNTY PLANNING & ZONING COMMISSION

## RECORD OF MINUTES OF MEETING

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**DATE: May 19<sup>th</sup>, 2025**

### **1. CALL TO ORDER**

The May monthly meeting of the Boone County Planning and Zoning Commission was called to order by Chairman Mark Wagner in the Multipurpose Room in the Boone County Courthouse located at 222 South 4<sup>th</sup> Street Albion Nebraska, Monday, May 19<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. Notice for this meeting and public hearing is posted in advance by publication, on the Boone County courthouse website, and on the Zoning bulletin board near the Zoning Administrator's office in the Courthouse. All proceedings hereafter shown were taken while the convened meeting was open to the public.

### **2. ROLL CALL**

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

Wagner introduced Randy Langan as a new board member as this is his first meeting. Olson stated that we now have a full board with 9 members.

Also present, Victoria Olson – zoning administrator, public attendance: Steve Wagner, Ryan

### **3. APPROVAL/DISAPPROVAL OF MINUTES for the planning and zoning meetings.**

Wagner asked for a motion to approval or disapproval of the minutes. Frey motioned to approve the minutes with Stuhr seconding the motion. Vote Ayes: Stuhr, Braun, Wagner, Frey, Nays: None. Abstain: Stephens, Langan, Absent: Groeteke, Tenski, Baum.

### **4. Open discussion to consider, review, and take the necessary action regarding the village board of cedar rapids request to annexation of a tract of land into their city limits.**

Olson stated that Village of Cedar Rapids Board is wanting to annex a piece of property into city limits, the property is owned by Country Partners to city limits. Olson was not informed of the reason for the annex but someone from the village board to explain more during the public hearing. Olson also stated that notices were sent to the landowners in the area informing them of this meeting.

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

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5. **Public Hearing to consider, review, and take necessary action regarding a Letter of Intent and an Ordinance for the Annexation of a tract of land received by the Cedar Rapids Village board. The tract of land is located in a part of the SW ¼ of section 5 township 18 Range 7 west of the 6th pm of Boone County NE.** Wagner asked for a motion to open the public hearing. Stephens motioned to open the public hearing with Frey seconding the motion. Vote Ayes: Stuhr, Braun, Stephens, Frey, Wagner, Langan, Nays: None. Absent: Groeteke, Tenski, Baum. Wagner asked for comments from the public, Ryan from the Cedar Rapids Village Board, stated that the tract of land is a bean facility owned by country partners cooperative. The village board would like to add the tract of land to city limits to recoup some tax benefits for the town. The truck traffic that goes into the coop drives over the city road and it would be nice to recoup some tax benefits for traffic that gets brought through because of the coop. Also annexing it to city limits would leave open the possibility to do a TIF project if the coop ever decided to expand. Ryan also stated that the coop expansion is not guaranteed but this would give a possibility to help the town in the future. Wagner asked for a motion to close the public hearing. Stephens motioned to close the public hearing with Clyde seconding the motion. Vote: Ayes: Stephens, Stuhr, Wagner, Braun, Langan, Frey, Nays: None. Absent: Groeteke, Baum, Tanski. Wagner asked for further comments or questions, Olson stated that the Village board approved a letter of intent recommending the annexation along with a copy of the ordinance. After the planning commission public hearing the village board will have 3 public hearings/ reading. Braun stated that in the letter of intent it says it is currently residential. Ryan stated that it is not residential at this time but there was talk once about buying some land from the coop and building more houses. It was clarified that years ago that area was changed to industrial. Wagner stated that the village would have to leave the area zoned as it is currently zoned. Wagner motioned to recommend approval with the condition that the zoning district of the parcel remains as it is currently zoned, Stephens seconding the motion. Vote: Ayes: Frey Wagner, Stephens, Stuhr, Braun, Langan, Nays: None. Absent: Tenski, Groeteke, Baum.
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## BOONE COUNTY PLANNING & ZONING COMMISSION

### RECORD OF MINUTES OF MEETING

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

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

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

# BOONE COUNTY PLANNING & ZONING COMMISSION

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Also present, Victoria Olson – zoning administrator, public attendance: Steve Wagner, Ryan

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Olson stated that Village of Cedar Rapids Board is wanting to annex a piece of property into city limits, the property is owned by Country Partners to city limits. Olson was not informed of the reason for the annex but someone from the village board to explain more during the public hearing. Olson also stated that notices were sent to the landowners in the area informing them of this meeting.

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

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## BOONE COUNTY PLANNING & ZONING COMMISSION

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

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motioned to open the public hearing with Stuhr seconding the motion. Vote Ayes: Wagner, Braun, Stuhr, Langan, Stephens, Frey, Nays: None. Absent: Tenski, Groeteke, Baum. Wagner asked for comments from the public, Steve Werner for the Village of Petersburg was the representative for this application. Werner stated that the way the alley is currently set up it is a T shape instead of going straight through the block. They are wanting to move the alley, so it goes straight through (EW) the block and close the portion of the alley that is running North South. They want to keep the ownership of the North South alley because of the utilities that are buried there. Olson stated that the reason for the replat is because they are selling a portion of the lot and keeping the remaining lots. Wagner asked for a motion to close the public hearing. Frey motioned to close the public hearing with Braun seconding the motion. Vote: Ayes: Langan, Stephens Wagner, Braun, Stuhr, Frey, Nays: None. Absent: Tenski, Groeteke, Baum. Wagner asked for further comments or questions, none given. Frey motioned to recommend approval with Stephens seconding the motion. Vote: Ayes: Stuhr, Wagner, Stephens, Frey, Braun, Langan, Nays: None. Absent: Groeteke, Tenski.

7. **Public Hearing to consider, review, and take necessary action regarding an ordinance to amend the village of Petersburg official zoning map for lots 12, 13, 14, 15, 16, and 17, Block 2 of the Original Town of Petersburg, Boone County NE.** Wagner asked for a motion to open the public hearing. Stephens motioned to open the public hearing with Stuhr seconding the motion. Vote Ayes: Wagner, Frey, Stuhr, Braun, Langan, Stephens. Nays: None. Absent: Baum, Tenski, Groeteke. Wagner asked for comments from the public, Olson stated that this is to amend the official zoning map. Wagner asked for a motion to close the public hearing. Stuhr motioned to close the public hearing with Braun seconding the motion. Vote: Ayes: Stuhr, Stephens, Frey, Braun, Wagner, Langan, Nays: None. Absent: Baum, Tenski, Groeteke. Wagner asked for further comments or questions, none given. Stuhr motioned to recommend approval of this action with Frey seconding the motion. Vote: Ayes: Wagner, Stuhr, Langan, Braun, Frey, Stephens, Nays: None. Absent: Groeteke, Baum, Tanski.
8. **Open Discussion:** None given.
9. **Correspondence/Zoning Administrators Report:** Olson talked about the information that was in the zoning report. There are 3 or 4 conditional use application that will be on the next meetings agenda.

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

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**10. Schedule the next meeting:**

Chairman announced that the next monthly meeting of the Commission would be Monday, June 23<sup>rd</sup> 2025 at 7:30 p.m. in the County Courthouse, Albion Nebraska.

**11. ADJOURN:**

A motion to adjourn made by Langan at 8:01 p.m., with Stephens seconding the motion. Vote: Ayes: Wagner, Frey, Langan, Stuhr, Braun, Stephens, Nays: Absent: Tenski, Baum, Groeteke,

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

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