

TO: Planning Commission, County Commissioners, and Interested Individuals

This is your official notice of the **Monday, September 20, 2021**, meeting of the Pierce County Planning Commission, beginning at **6:45 p.m.** in the **Pierce County Courthouse Multipurpose Room, 111 W. Court Street, Pierce, Nebraska.**

AGENDA

Monday, September 20, 2021, at 6:45 P.M.

PRESUBMISSION MEETING: NO PUBLIC INPUT WILL BE TAKEN AT THIS TIME

Discuss the application of Ryan Broderson to operate a medium hog operation of up to 1,450 head on property described as the Southeast ¼ of Section 9, Township 27, Range 1 West of the 6th P.M., Pierce County, Nebraska.

CALL TO ORDER/ROLL CALL - Consideration and/or action on:

1. Roll Call
2. Proof of Publication
3. Open Meetings Act Announcement
4. Minutes – July 26, 2021

PUBLIC HEARINGS – Discussion and/or possible action on:

5. The purpose of this hearing is to receive public comments concerning the Conditional Use Permit application of Ryan Broderson to operate a medium hog operation of up to 1,450 head equivalents on property described as the Southeast ¼ of Section 9, Township 27, Range 1 West of the 6th P.M., Pierce County, Nebraska. Property is located at 55465 862 Rd, Randolph, Nebraska.
6. The purpose of this hearing is to receive public comments concerning the application of Gabriel Gubbels for a Conditional Use Permit to construct a home on less than 40 acres on property described as Part of the Northeast ¼ of Section 3, Township 27 North, Range 2 west of the 6th P.M., Pierce County, Nebraska. Property is located south of intersection of 864th Road and 550th Avenue, east of the City of Osmond, Nebraska.
7. The purpose of this hearing is to receive public comments concerning the application of Jerid & Tracy Starkel for a Final Plat on Starkel Subdivision on property described as Part of the West ½, Section 1, Township 25 North, Range 2 west of the 6th P.M., Pierce County, Nebraska. This property is located South of the City of Pierce, along 551st Ave, Pierce County, Nebraska.
8. The purpose of this hearing is to receive public comments concerning a possible amendment to the setback distances between an Animal Feeding Operation and a dwelling as written in Tables 1 and 4 of Article 4.02 A-1 Agriculture Primary District and Article 4.03 A-2 Agriculture Secondary District, Pierce County Zoning and Subdivision Regulations

Other BUSINESS – Discussion and/or action on:

9. Zoning Permits and Administrator's report.

CITIZENS' COMMENTS (No action can be taken.)

ADJOURNMENT

The agenda is kept current and available for public inspection at the Madison County Planning Department, 1112 Bonita Drive, Norfolk, Nebraska. The Planning Commission shall have the right to modify the agenda to include items of an emergency nature during the public meeting. (Section 84-1, 411 Revised Statutes of Nebraska)

The Planning Commission reserves the right to go into executive sessions using the procedures outlined in the open meetings act which is posted at the meeting location.