

MINUTES

Pierce County Joint Planning Commission

Pierce, Nebraska

The May 20, 2024 meeting of the Pierce County Joint Planning Commission was called to order by Vice-Chairman Nathan at 6:33 p.m. in the Pierce County Planning Multi-Purpose Room, 111 W Court St, Pierce, Nebraska.

Call To Order/Roll Call- Consideration and/or action on:

Present: Ryan Brodersen, Larry Schaefer, Bonita Lederer, Tom Nathan and Guy Ellsworth

Absent: Ryan Zimmerman, Gerry Krueger, Dwaine Hoffman and Joe Aschoff.

Also present: Bobbi Pettit, Jay Meier, Larissa Meier, Garret Meier, Ron Paulsen, Administrator Heather McWhorter, and Office Assistant Jennie Martinez.

Proof of Publication: Vice-Chairman Nathan stated there were notices in The Plainview News, The Osmond Republican, and The Pierce Leader.

Open Meeting Act: Vice-Chairman Nathan pointed out the Open Meetings Act is posted on the wall and will be followed.

Minutes- November 20, 2023: The minutes of the November 20, 2024, Pierce County Joint Planning Commission were presented. Motion made by Lederer to approve the minutes and seconded by Brodersen. Members Ellsworth, Nathan, Schaefer, Brodersen and Lederer vote "AYE" none vote "NAY". Motion Carried.

Nathan reads the first Public Hearing.
(Pre-Submission was held prior to this meeting.)

The purpose of this hearing is to receive public comments concerning the application of Country View Farms for a Livestock Feeding operation expansion to a medium hog confinement facility on property described as the

SW ¼ SW ¼ Section 11, Township 26 North, Range 3 West of the 6th P.M., Pierce County, Nebraska.

This property is located at approximately 85602 544 Ave Osmond, Ne, Pierce County, Nebraska.

The applicant currently has 700 swine over 55 pounds, equaling 280 H.E. He is requesting an additional 700 swine along with an additional barn, which will be a total of 560 H.E. requiring the Conditional Use Permit. He is also requesting the ability in the future, if the situation becomes relevant, to convert to 3,000 nursery pigs, 1500 per

barn, which only equals 120 H.E. That does not require the CUP however I will include that in the permit to prevent an amendment or questions if that change ever occurs. Property is zoned Ag Intensive and there are no homes within the required setback of 1,320 feet.

Heather reads the Finding of Facts and the Recommended Conditions.

Finding of Facts:

1. The property is zoned A-1 Agricultural Intensive.
2. Permit is for up to 1,400 swine (560 H.E.).
3. Property is in an Ag Intensive zoning district.

Recommended Conditions:

1. This is a Livestock Feeding Operation Conditional Use Permit for an operation of up to 1,400 swine (560 head equivalent). May be converted to 3,000 nursery pigs (under 55 pounds) in the future.
2. This Conditional Use Permit shall be for a period of twenty (20) years from the date of this resolution and will be renewed automatically pending no verifiable complaints.
3. This permit is subject to all the Pierce County Zoning and Subdivision Regulations and the governing powers of the State of Nebraska and shall be constructed to meet both groups.

6:36 P.M. Nathan opens the Public Hearing.

Nathan asks if there is anyone in favor.

Jay Meier states that he is in favor. He states that he is proposing to do is build another 700 head finishing barn. He asks the Planning Commission if they have any additional questions that may have not been answered in the pre-submission meeting.

Nathan asks if there is anyone else in favor.

Ron Paulsen states that he is in favor.

Nathan asks if there is anyone else in favor.

No one speaks.

Nathan asks if there is anyone opposed.

Heather states that she received one letter in opposition from Neal and Wanda McClary. (Exhibit A)

Heather explains that McClary's own property south and west but do not live there.

Nathan asks if there is anyone else opposed.

Jay Meier explains the nitrates that were addressed in the letter and states that the testing he had completed show that the nitrates are low.

No one speaks.

6:39 P.M. Nathan closes the Public Hearing.

Ellsworth makes a motion to recommend approval based on the above recommended conditions. Brodersen seconds the motion.

Members Brodersen, Nathan, Lederer, Ellsworth and Schaefer vote "AYE"

None vote "NAY."

Motion Carried.

Nathan reads the second Public Notice.

The purpose of this hearing is to receive public comments concerning the adoption of the updated Pierce County Comprehensive Plan.

6:42 P.M. Nathan opens the Public Hearing.

Nathan asks if there is anyone in favor.

Bobbi Pettit states that she is in favor. She presents the Comprehensive Plan. (Exhibit B)
She reads page 47; land use chapter.

Brodersen asks Pettit for an explanation of the purpose of a Comprehensive Plan.

Pettit explains.

Discussion on what would change the future land use map

Nathan asks if there is anyone else in favor.

No one speaks.

Nathan asks if there is anyone opposed.

No one speaks.

7:01 P.M. Nathan closes the Public Hearing.

Ellsworth makes a motion to recommend approval based on the above recommended conditions. Brodersen seconds the motion.

Members Brodersen, Nathan, Lederer, Ellsworth and Schaefer vote "AYE"

None vote "NAY."

Motion Carried.

Other Business:

Heather gives the Administrators report.

Zoning permits are discussed.

Discussion regarding high voltage transmission lines.

Discussion on proposed Solar farm.

Discussion on wind energy, ethanol and comp plan

Discussion on Dewey Gubbels and the intent of his new building.

7:24 p.m. Lederer motions to Adjourn.

Ellsworth seconds the motion.

All vote "AYE" none vote "NAY".

Meeting adjourned.