

MINUTES

Pierce County Joint Planning Commission Pierce, Nebraska

The June 24, 2024 meeting of the Pierce County Joint Planning Commission was called to order by Secretary Aschoff at 7:03 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, Guy Ellsworth and via telephone Joe Aschoff.

Absent: Ryan Zimmerman, Gerry Krueger, Dwaine Hoffman and Tom Nathan.

Also present: Anson Dockhorn, Administrator Heather McWhorter, and Office Assistant Jennie Martinez.

Proof of Publication: Heather stated there were notices in The Plainview News, The Osmond Republican, and The Pierce Leader.

Open Meeting Act: Heather pointed out the Open Meetings Act is posted on the wall and will be followed.

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

Heather 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 Anson Dockhorn for a medium hog finishing facility on property described as the E ½ of the SW ¼ Section 32, Township 28 North, Range 1 West of the 6th P.M, Pierce County, Nebraska. This property is located at approximately 55329 864 Rd McLean, Nebraska.

Heather states that the applicant currently has approximately 150 head of cattle that he is pasturing. He would like a permit for 1200 feeder hogs with the possibility of 6 potential barns. Manure from the bedding pack barns will be composted and stockpiled on site. Manure will be spread on farm ground during the winter. The property is in an Ag Intensive district. A cemetery lies to the west of the property; however, applicant is aware of the ¼ mile setback for the barns as well as a ¼ setback for manure application from the cemetery.

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 1,200 swine (480 H.E.).

Recommended Conditions:

1. This is a Livestock Feeding Operation Conditional Use Permit for an operation of up to 1,200 swine (480 head equivalent).
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. The barns and manure application must be setback at least 150 from the county road right of way and manure application cannot occur within 1,320 feet from the cemetery located to the west of the property.
4. A zoning permit must be approved by the zoning administrator prior to the construction of the barns on the property.
5. 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.

7:06 P.M. Heather opens the Public Hearing.

Heather asks if there is anyone in favor.

Anson Dockhorn speaks in favor. He states that He would like to build (6) 35'x84' finishing barns with 200 head swine in each barn. He states that he will use bedding pack for manure. He states that NDEE has given their stamp of approval. He asks if anyone has any questions.

Heather asks if there is anyone else in favor.

No one speaks.

Heather asks if there is anyone opposed.

No one speaks.

7:08P.M. Heather closes the Public Hearing.

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

Members Lederer, Ellsworth, Aschoff and Schaefer vote "AYE"

Brodersen Abstains.

None vote "NAY."

Motion Carried.

Other Business:

Heather gives the Administrators report.

Zoning permits are discussed.

Wind Tower Tour with Invenergy is discussed.

Solar project is discussed.

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

7:30 p.m. Brodersen motions to Adjourn.

Ellsworth seconds the motion.

All vote "AYE" none vote "NAY".

Meeting adjourned.