

**Scotts Bluff County  
Planning Commission Meeting  
March 12, 2024**

The Scotts Bluff County Planning Commission met on March 12<sup>th</sup>, 2024, at 6:00 P.M. in the Scotts Bluff County Commissioner's Room, Administration Building, Gering, Nebraska.

Roll Call:

Members Present: Bill Wineman, Jerry Thurman, Vern Groskopf, Roger Beitel, Eric Wilcox, Seth Popp, and Dean Schaneman

Members Absent: Terry Shank, Mick Lookabill

Bill Mabin: Building and Zoning Director

Bobbie Dendy: Building and Zoning Assistant

Notice of the Nebraska Open Meetings Act was made by Eric Wilcox.

Jerry Thurman made the motion to approve the January 9<sup>th</sup>, 2024, minutes as presented. Motion was seconded Bill Wineman.

Roll Call: Bill Wineman-aye, Jerry Thurman-aye, Vern Groskopf-aye, Roger Beitel-aye, Eric Wilcox-aye, Seth Popp-aye and Dean Schaneman-aye

Motion carried.

**1. Lou & Carmen Kleager Farms LLC**

Conservation Easement

Pts. Of Section 5, Township 22N, Range 55W  
and Section 1, Township 22N, Range 56W

Waite & McWha, Attorneys At Law  
116 North Dewey St., PO Box 38  
North Platte NE 69103  
Telephone – (308) 532-2741

Tom Peterson  
2114 Midpoint Drive Suite 1  
Fort Collins, CO 80525  
(308) 218-8160

Representing Lou & Carmen Kleager Farms LLC - Todd McWha Attorney at Law. Tom Peterson Ducks Unlimited.

Applicant wants to amend a previously approved and recorded conservation easement, in association with the Ducks Unlimited wildlife habitat program. There was a survey error on the original approved easement from 2010 which will be corrected in the new draft, and 13.6 acres which was exempted from the 2010 easement will now be included. The amendments will increase the easement from approximately 427 acres to 440 acres.

The previous draft had a “floating” building envelope, allowing for the construction of a building structure at a “to be determined” site on the property. The new proposed draft has a specific site location for the 3-acre building envelope designated on the property map.

The proposed request meets the requirements of Nebraska Statute 76-2, 112.

No further comments or discussion.

Dean Schaneman made the motion to recommend approval of the proposed conservation easement to the County Board. The motion was seconded by Roger Beitel.

Roll call: Bill Wineman-aye, Jerry Thurman-aye, Vern Groskopf-aye, Roger Beitel-aye, Eric Wilcox-aye, Seth Popp-aye and Dean Schaneman-aye

Motion carried.

## **2. Miscellaneous - None**

Meeting adjourned at 6:20 PM.

Respectfully submitted,  
Bobbie Dendy

The Power Point presentation, and other materials provided before and at the Planning Commission meeting, can be obtained by contacting:

**Bill Mabin**  
**Scotts Bluff County**  
**Building & Zoning**  
[bill.mabin@scottsbluffcountyne.gov](mailto:bill.mabin@scottsbluffcountyne.gov)  
(308) 436-6700  
785 Rundell Road  
Gering, NE 69341



Exhibit C  
Legal Survey of Portion of Property Excluded from the Conservation Easement

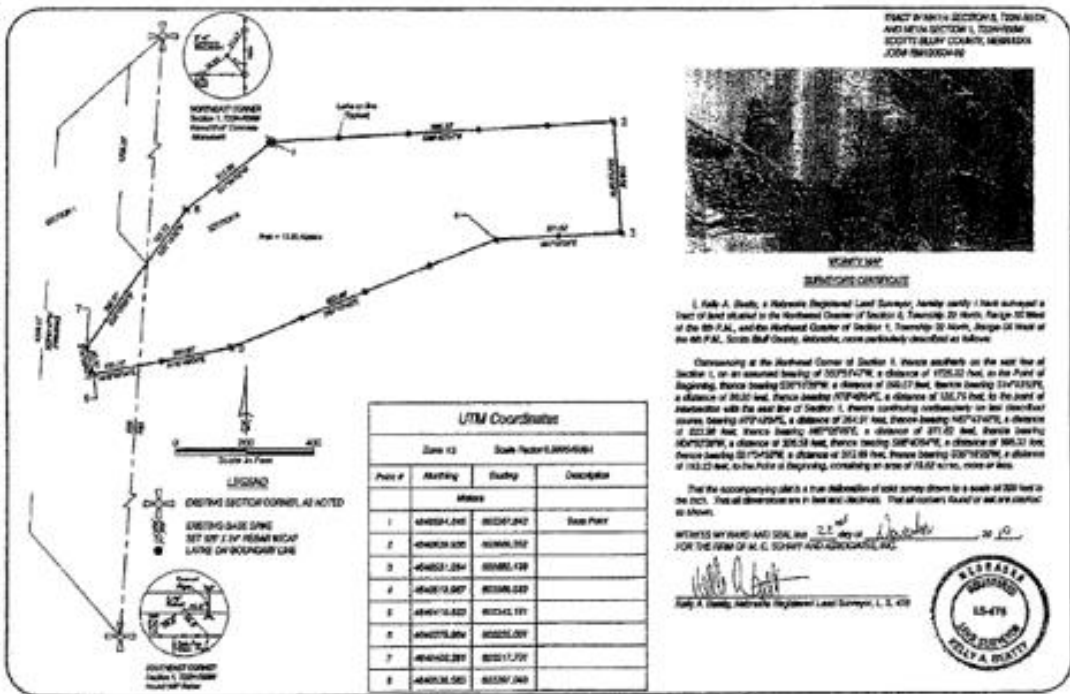
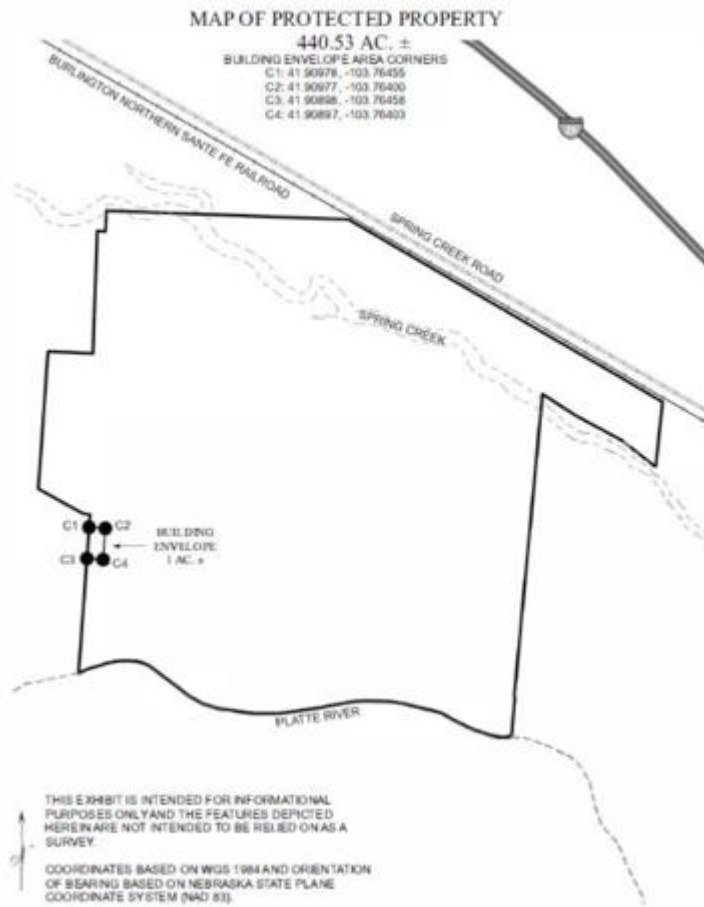




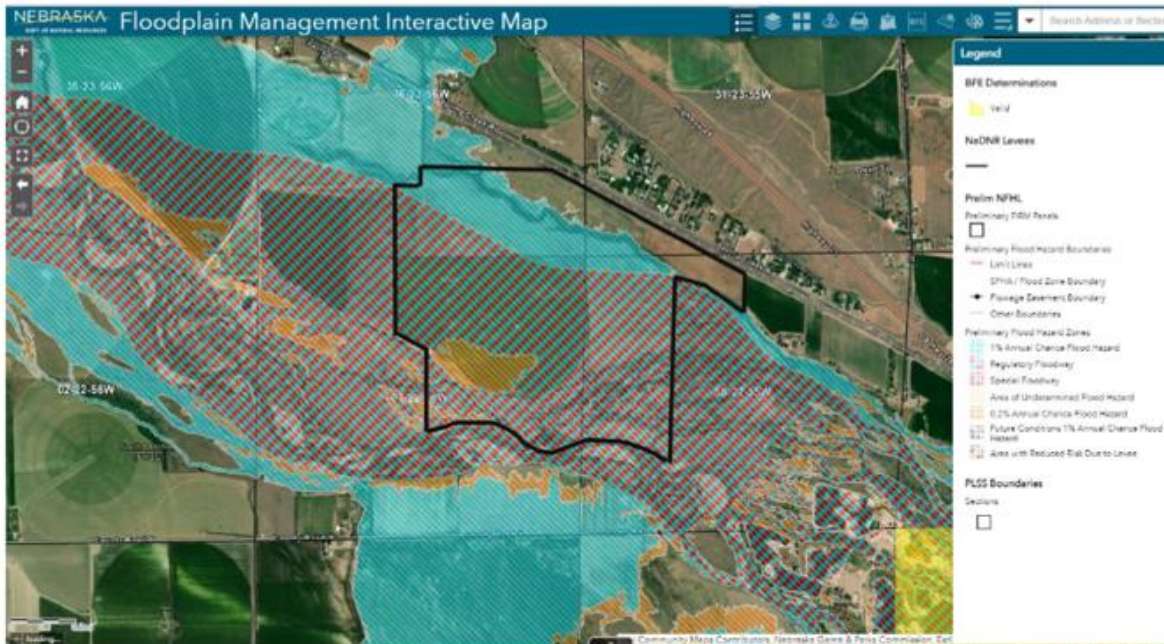
EXHIBIT  
**6**



**Exhibit D—Survey Style Map of Protected Property**



**EXHIBIT 7**



# DEVELOPMENT PLAN

This section of the plan contains a series of recommended goals, objectives and policies that are based upon the information gathered and evaluated during the preparation of this report. The goals, objectives and policies are intended to provide guidance to the County in the preparation and implementation of land use controls and development projects. In addition, a future land use map and future development plan map are provided that depict recommended actions to be taken by the county.

The section begins with a presentation of overall development goals which are, of necessity, broad and general in nature. The goals reflect the desires and aspirations of the county by describing basic concepts which should be used to guide all future development. Objectives are provided that coincide with each section of the plan. The objectives recommend specific actions and development programs addressing each topic area of these areas. Policy statements are then provided which offer specific guidance and direction for the formulation of future land use and development controls.

## **Development Goals**

1. To ensure orderly and efficient growth of residential, commercial, industrial and public land uses in order to maintain, improve and protect the general welfare of the residents of Scotts Bluff County.
2. To protect and conserve the unique natural and physical resource base of the county.
3. To maintain and improve the county by undertaking improvements that will provide a high quality living and working environment.
4. To maintain and foster a strong balanced economy capable of ensuring the economic future of all residents.
5. To achieve safety, convenience and economic efficiency through the wise distribution of land use activities.
6. To encourage cooperation, communication and coordinated efforts between the county, other local governments and the general public to improve the manner in which the county's natural, human and economic resources are managed and developed.