

**Scotts Bluff County Planning Commission**  
**Meeting Minutes**  
**March 11th, 2025**

The Scotts Bluff County Planning Commission met on March 11th, 2025, at 6:00 P.M. in the Scotts Bluff County Commissioner's Room, Administration Building (1825 10<sup>th</sup> Street), Gering, Nebraska.

Roll Call: Bill Wineman, Dean Schaneman, Vern Groskopf, Mick Lookabill, Roger Beitel, Seth Popp, Jerry Thurman, Wayne Brozek, Eric Wilcox.

Member's Present: Bill Wineman, Dean Schaneman, Vern Groskopf, Roger Beitel, Jerry Thurman and Eric Wilcox.

Members Absent: Seth Popp, Mick Lookabill and Wayne Brozek

Bill Mabin: Building and Zoning Director  
Bobbie Dendy: Building and Zoning Assistant

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

Jerry Thurman made the motion to approve December 10th, 2024, minutes as presented. The motion was seconded by Roger Beitel.

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

Motion carried.

1. Reorganization – Appointment of Officers

Bill Mabin displayed current board officers as follows:

.  
Chairman – Eric Wilcox  
Vice Chairman – Vern Groskopf  
Officer – Bill Wineman

Eric Wilcox asked for a motion to appoint new officers or for the officers to remain the same as 2024.

Roger Beitel made the motion to approve the board to remain the same. The motion was seconded by Dean Schaneman.

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

Motion carried.

**PUBLIC**

**HEARING**

2. Randy & Susan Kiesel and Cody & Alexis Kiesel  
Ag Estate Dwelling Site  
Section 34, Township 21N, Range 55W  
Discuss and consider approval

Representing the applicants is **Carl Gilbert, Wildcat Surveying, 307 Church St., Harrisburg NE**. The Ag Estate Dwelling site of 9.31 acres would like to be set apart from the rest of the farm as it has an irrigation ditch separating it from the rest of the farm. In the future, maybe a house could be built on. The survey does show there is an irrigation easement on the northwest side of the proposed area. The request meet conditions of the county zoning regulations.

Eric Wilcox asked if there were any further questions or concerns, and if not, request a motion to vote to recommend approval to the Board of Commissioners.

Bill Wineman made the motion to recommend approval of the Ag Estate Dwelling Site as presented. The motion was seconded by Dean Schaneman. The application will be presented to the County Commissioners on Monday, March 17<sup>th</sup>, 2025, at 4:30pm for final approval.

2. Miscellaneous discussion – Bill Mabin suggested the sub-committee resume meetings again to get some items previously addressed, defined, changed and/ or deleted.

Meeting adjourned at 6:06 PM.

Respectfully submitted,

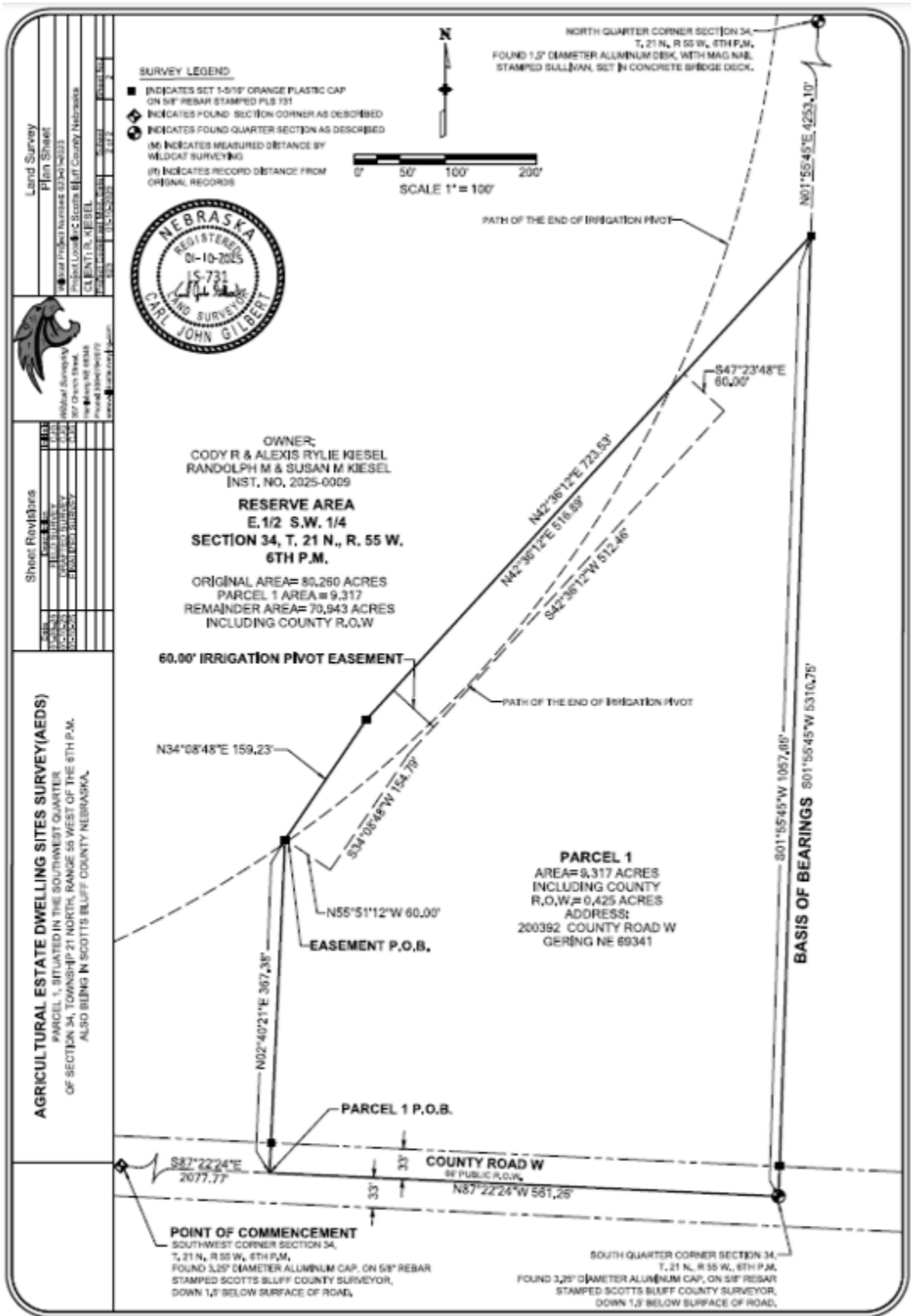
Bobbie Dendy  
Administrative Assistant

A copy of these materials 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

Evidence presented to the Planning Commission before and at the meeting





APPLICANT: Randolph & Susan, Cody & Alexis Kiesel

## **AEDS CHECKLIST**

- Minimum 2 acres - not including right-of ways or easements
- Minimum lot width 150'
- Minimum 25' wide access road via plat or easement
- Reserve area designated of more than 20 acres
- Marginal use land - relatively limited for agricultural productivity