

SUMMARY FROM MARCH 11<sup>TH</sup> PLANNING COMMISSION MEETING

<b>PUBLIC HEARING</b>	Randy & Susan Kiesel and Cody & Alexis Kiesel Ag Estate Dwelling Site Section 34, Township 21 N, Range 55W
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**REQUEST**

Applicants wish to separate off 9.3 acres of marginal use ground for the purpose of a future home site. The area to the north and west of the proposed AEDS (71 acres) is to be used for the required reserve area.

**LOCATION**

The proposed request is located in Section 34 , Township 21 North, Range 55 West, about ½ mile west of Highway 71, on the north side of County Road W; A part of Scotts Bluff County Parcel 010035591.

**COMPLIANCE**

The proposed request meets the requirements of section 5.101-13 of the Zoning Regulations, which specifically pertains to the establishment of an AEDS. The tract already has access off of County Road W. The requested AEDS is separated from the adjacent farm ground by a ditch on all sides, making it not ideal for farm production.

**ACTION**

The Scotts Bluff County Planning Commission weighed the aforementioned evidence at its regularly scheduled meeting on March 11<sup>th</sup>, 2025, and made recommendation for approval to the County Board by a 6-0 vote.

**STAFF REPORT**

The proposed item meets the requirements of the County Zoning and Subdivision Regulations and does not have any impact or conflict with neighboring properties. Therefore, it is my recommendation to approve the zoning request as proposed.

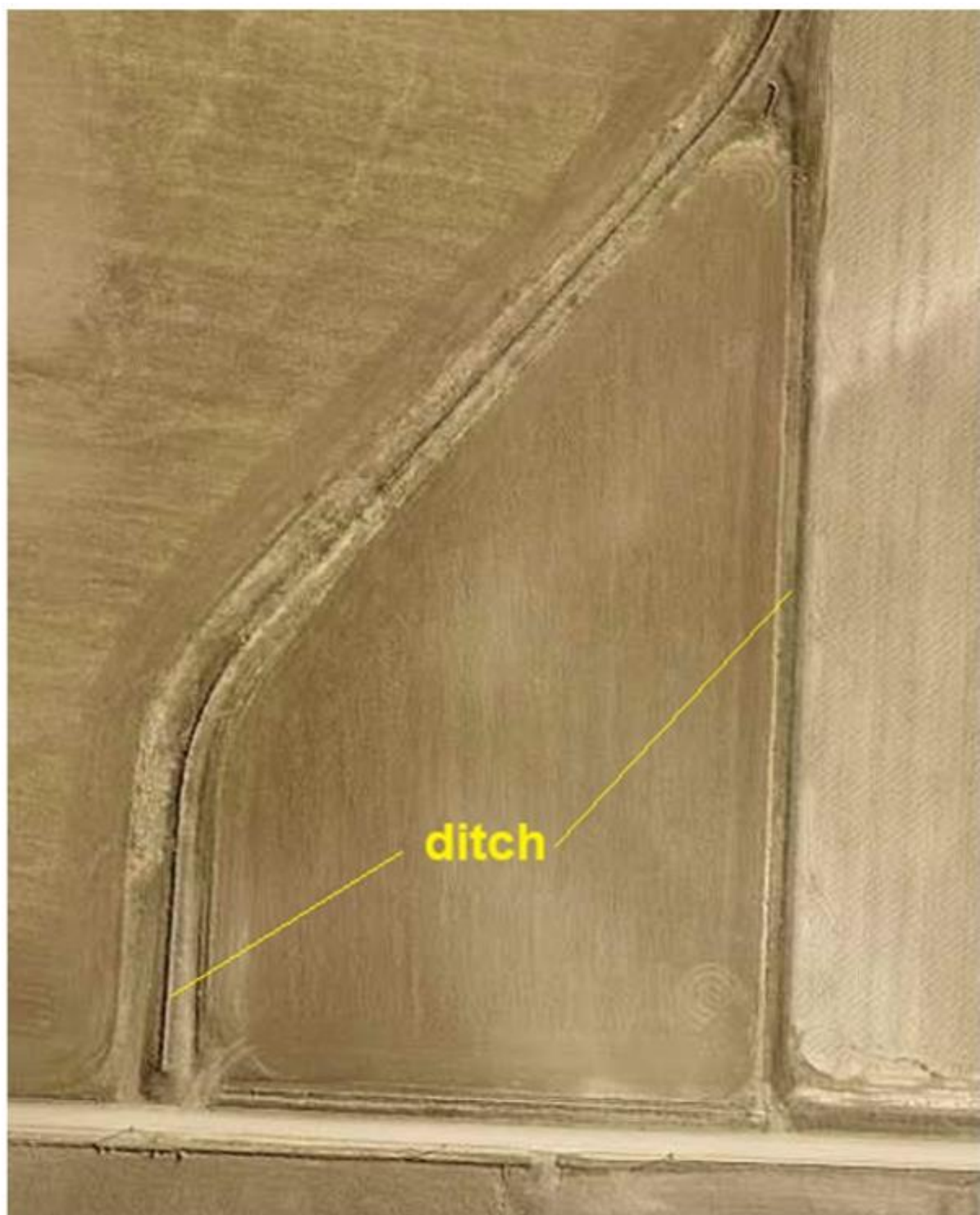


## LOCATION









**AGRICULTURAL ESTATE DWELLING SITES SURVEY(AEDS)**

PARCEL 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., ALSO BEING IN SCOTT'S BLUFF COUNTY NEBRASKA.

**SURVEY LEGEND**

- INDICATES SET 1-5/8" ORANGE PLASTIC CAP ON 5/8" REBAR STAMPED PLUS 731
- INDICATES FOUND SECTION CORNER AS DESCRIBED
- INDICATES FOUND QUARTER SECTION AS DESCRIBED
- (M) INDICATES MEASURED DISTANCE BY WILDCAT SURVEYING
- (R) INDICATES RECORD DISTANCE FROM ORIGINAL RECORDS

**NORTH QUARTER CORNER SECTION 34,**  
T. 21 N., R. 55 W., 6TH P.M.,  
FOUND 1.5" DIAMETER ALUMINUM DISK, WITH MAG NAIL  
STAMPED SULLIVAN, SET IN CONCRETE BRIDGE DECK.

**OWNER;**  
CODY R & ALEXIS RYLIE KIESEL  
RANDOLPH M & SUSAN M KIESEL  
INST. NO. 2025-0009

**RESERVE AREA**  
E. 1/2 S.W. 1/4  
**SECTION 34, T. 21 N., R. 55 W.,**  
**6TH P.M.**

ORIGINAL AREA= 80,260 ACRES  
PARCEL 1 AREA = 9.317  
REMAINDER AREA= 70,943 ACRES  
INCLUDING COUNTY R.O.W

**PARCEL 1**  
AREA= 9.317 ACRES  
INCLUDING COUNTY  
R.O.W= 0.425 ACRES  
ADDRESS:  
200392 COUNTY ROAD W  
GERJNG NE 69341

**POINT OF COMMENCEMENT**  
SOUTHWEST CORNER SECTION 34,  
T. 21 N., R. 55 W., 6TH P.M.,  
FOUND 3.25" DIAMETER ALUMINUM CAP, ON 5/8" REBAR  
STAMPED SCOTT'S BLUFF COUNTY SURVEYOR,  
DOWN 1.5' BELOW SURFACE OF ROAD.

**SOUTH QUARTER CORNER SECTION 34,**  
T. 21 N., R. 55 W., 6TH P.M.,  
FOUND 3.25" DIAMETER ALUMINUM CAP, ON 5/8" REBAR  
STAMPED SCOTT'S BLUFF COUNTY SURVEYOR,  
DOWN 1.5' BELOW SURFACE OF ROAD.

**60.00' IRRIGATION PIVOT EASEMENT**

**EASEMENT P.O.B.**

**PARCEL 1 P.O.B.**

**COUNTY ROAD W**  
56 PUBLIC R.O.W.  
N87°22'24"W 561.26'

**BASIS OF BEARINGS** S01°55'45"W 1057.65'  
S01°55'45"E 4253.10'

**PATH OF THE END OF IRRIGATION PIVOT**

**SCALE 1" = 100'**

**NEBRASKA REGISTERED LAND SURVEYOR**  
CARL JOHN GILBERT  
NO. 15-731  
EXPIRATION DATE 10-10-2025

**Land Survey Plan Sheet**

Project Number	02-01-0023
Client Name	KIESEL
Address	200392 COUNTY ROAD W GERJNG NE 69341
City/Township/County	SCOTT'S BLUFF COUNTY NEBRASKA
Date	02-01-2023
Sheet No.	2 of 2

## **COMPLIANCE**

**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