

**Scotts Bluff County Planning Commission**  
**Meeting Minutes**  
**May 13, 2025**

The Scotts Bluff County Planning Commission met on May 13, 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, Mick Lookabill, Seth Popp, Jerry Thurman, Eric Wilcox, Dean Schaneman.

Members Absent: Vern Groskopf, Wayne Brozek & Roger Beitel

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.

Bill Wineman made the motion to approve March 11th, 2025, minutes as presented. The motion was seconded by Dean Schaneman.

Roll Call: Bill Wineman yes, Mick Lookabill yes, Seth Popp yes, Jerry Thurman yes, Eric Wilcox yes, Dean Schaneman yes.

Motion carried.

**PUBLIC HEARING 6:00 PM**

**1. William Vaughan**  
**Ag Estate Dwelling Estate Site**  
**Section 15, Township 22N, Range 56W**

**William (Bill) Vaughan, 180316 Highway 92, Mitchell** - has applied for a 7-acre Agricultural Estate Dwelling Site (AEDS) ½ mile east of Hubbard's Hill on the north side of Highway 92. He wants to sell the rest of the farm and keep this area for the possibility of a future home site.

Eric Wilcox opened the public hearing.

**Connie & James Dietrich, 140490 Hwy 92, Gering** – They live at the home immediately to the west of the proposed AEDS and question if a home can be built in Agricultural zoning. Bill Mabin said that homes are allowed in Ag zoning, and pointed out that the Dietrich's property is also an AEDS. They aren't in favor of a house being built next door.

Wilcox closed the public hearing.

Jerry Thurman made a motion to recommend approval of the AEDS to the County Commissioners. The motion was seconded by Dean Schaneman.

Roll Call: Bill Wineman yes, Mick Lookabill yes, Seth Popp yes, Jerry Thurman yes, Eric Wilcox yes, Dean Schaneman yes.

Motion carried.

## **PUBLIC HEARING 6:00 PM**

### **2. Dennis Applegate Zoning Change (Agricultural to Recreation Commercial) Section 5, Township 22N, Range 53W**

Mr. Applegate has made an application for a zoning change from Agriculture to Recreation Commercial to be able to have a retail store. Bill Mabin showed the location of the request and the related portion of the zoning regulations on the powerpoint.

**Lynsey Lewis and Dennis Applegate, 300606 County Rd H, Minatare** – spoke on behalf of the application. They would like to provide services to the lake patrons and surrounding community. It will be a place to get bait, sodas, ice, firewood, fix-a-flat, diapers, and other items. They have not applied for a liquor license at this time, but it will be an off-sale license if approved. The hours of operation will be 7AM to 7PM, 7 days a week, except in the wintertime when the lake is closed. They want to be good neighbors and help improve the community.

Eric Wilcox opened the Public Hearing

**Calvin Ernst, 1515 U Street, Gering** – He has cabin at the lake and spends his summers there. He knows Dennis personally and thinks this would be a great addition out at the lake.

**Nick Pelligrino, 750 20<sup>th</sup> Street, Gering** – He works for Dennis and Lynsey and agrees with Mr. Ernst's statement.

**Jacob Schwanebeck, 2209 W 15<sup>th</sup> Street., Scottsbluff** – He has known Dennis for 15 years and he'll do well with the enterprise.

**Tyler Golden, 1719 Cowan Drive, Scottsbluff** – He has known Dennis for 10+ years thinks what he is doing is a great idea.

**Jason Carpenter, 1207 4<sup>th</sup> Street, Minatare** – He has known Dennis for over 20 years and thinks the business would be good for the area.

**Theresa Johnson, 1607 16<sup>th</sup> Avenue, Scottsbluff** – Is in favor of approval. She feels it would be great competition for the other store north of Lake Minatare.

**Susan Flohr, 70956 County Rd 31, Minatare** – She lives next door to Applegate's. She said when they visited with Dennis about the proposal, it was presented as a bait shop, not as a liquor store. She is not in favor of alcohol out there.

**Scott Miller, 300264 County Road H, Minatare** – Lives to the west of the proposed location on the crest of the hill on the north side. He is concerned because it is a blind hill in both directions, which will cause significant danger to themselves, the neighbors, and animals. Already has an inordinate amount of non-native traffic. He says the high speed of traffic leads to washboards, and that road washboards within 3-5 days of being maintained. Already has a lot of people using that road to avoid law enforcement and some driving well over 60 mph. Thinks it will lead to a large increase in traffic. He believes there will be an issue with accidents. He also

thinks the proposed zoning change would constitute “spot zoning” which has been ruled illegal by the state supreme court. The definition of spot zoning by the Nebraska Law Review is “the singling out of a small parcel of land for the use(s) classified differently from the surrounding area, primarily for the benefit of the owner of the property so zoned, to the detriment of the area and other owner therein.” Says the owners who live along County Road H and County Road 31 didn’t expect to have an increase in traffic. He was also led to believe it was just a bait shop after talking to Dennis.

Mick Lookabill spoke about his concern of the topography of the roads and the bridge along the path of travel to the proposed store. Lynsey Lewis said they had spoken with County Road Superintendent Steve Baird about possible methods that could be done to mitigate the risk of traffic on the road.

Wilcox closed the public hearing.

Bill Mabin displayed some slides on the powerpoint indicating some of the concerns of the road conditions of County Road 31 and County Road H.

Mick Lookabill made a motion to not approve recommendation of the zoning change to the County Commissioners. The motion was seconded by Bill Wineman.

Roll Call: Bill Wineman yes, Mick Lookabill yes, Seth Popp no, Jerry Thurman yes, Eric Wilcox no, Dean Schaneman no.

Advisory: No Recommendation

### **3. Miscellaneous discussion – none at this time**

Meeting adjourned at 6:45 PM.

Respectfully submitted,

Bobbie Dendy  
Administrative Assistant