

**Scotts Bluff County Planning Commission**  
**Meeting Minutes**  
**June 10, 2025**

The Scotts Bluff County Planning Commission met on June 10, 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, Wayne Brozek, Seth Popp, Jerry Thurman and Eric Wilcox.

Members Absent: Roger Beitel, Mick Lookabill and Vern Groskopf

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 May 13, 2025, minutes as presented. The motion was seconded by Dean Schaneman.

Roll Call: Bill Wineman-yes, Dean Schaneman-yes, Wayne Brozek-yes, Seth Popp-yes, Jerry Thurman-yes and Eric Wilcox-yes.

Motion carried.

**PUBLIC**

**HEARING**

1. ACR Land LLC and Mike Hoehne Farm & Ranch Inc  
Ag Special Use Area (ASUA)  
Section 12, Township 23N, Range 57W  
Discuss and consider approval

**Scott Bosse, 30601 County Road 17, Mitchell** - He is the surveyor representing the applicants. The request is to separate off a pivot corner containing 4.73 acres to sell to the abutting neighbor to the north.

Bill Mabin stated that there is already access to proposed ASUA from County Road 10, and that survey meets the minimum requirements of the zoning regulations.

Eric Wilcox opened the public hearing for comments.

**Lynsey Lewis, 300606 County Road H, Minatare** – She would like to see the request approved

As there were no further comments, Eric Wilcox closed the public hearing and requested a motion to recommend approval to the Board of Commissioners.

Bill Wineman made the motion to recommend approval of the Ag Special Use Area as presented. The motion was seconded by Dean Schaneman.

Roll Call: Bill Wineman-yes, Dean Schaneman-yes, Wayne Brozek-yes, Seth Popp-yes, Jerry Thurman-yes and Eric Wilcox-yes.

Motion carried.

**PUBLIC  
HEARING**

1. Jason & Lindsey Mosel  
Conditional Use Permit (off-site sign/billboard)  
Section 5, Township 22N, Range 53W  
Discuss and consider approval

**Lynsey Lewis and Dennis Applegate, 300606 County Road H, Minatare** - owners of "Off the Water" retail store. They spoke in favor for the approval of the CUP on behalf of the property owners, Jason & Lindsey Mosel. They have permission from the landowners to place a sign for their business at the corner of Stonegate Road and County Road H. They agree to the "conditions of approval" (pgs. 4-5) that were emailed to them prior to the meeting.

Bill Mabin read through conditions of approval to the Planning Commission, and noted the setbacks from each powerline at the proposed sign location were 20 feet, and that there is no issue with obstruction of view in the sight triangle.

Eric Wilcox opened the public hearing for comments.

**Scott Bosse, 30601 County Road 17, Mitchell** – He likes the look of the sign.

As there were no further comments, Eric Wilcox closed the public hearing and requested a motion to recommend approval to the Board of Commissioners.

Bill Wineman made the motion to recommend approval of the Ag Special Use Area as presented. The motion was seconded by Dean Schaneman.

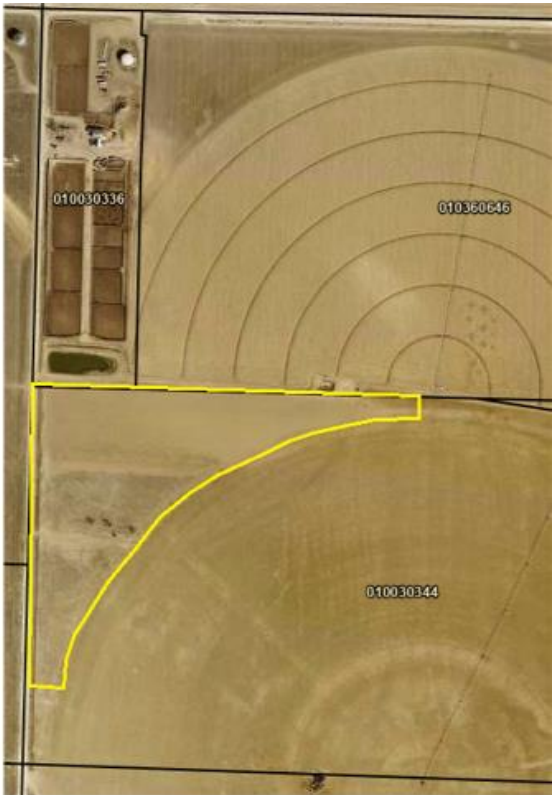
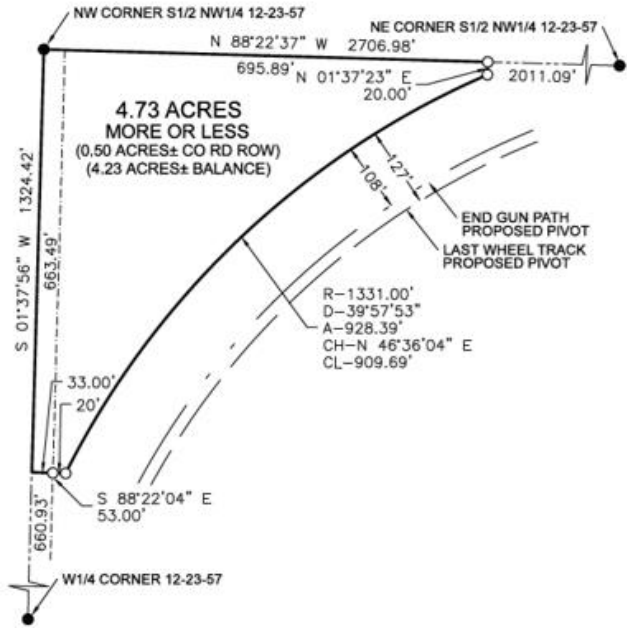
Roll Call: Bill Wineman-yes, Dean Schaneman-yes, Wayne Brozek-yes, Seth Popp-yes, Jerry Thurman-yes and Eric Wilcox-yes.

Motion carried.

3. **Miscellaneous discussion** – Bill Mabin said he would email information out to the sub-committee to resume meetings to get back to some items previously discussed.

Meeting adjourned at 6:07 PM.

Evidence presented to the Planning Commission before and at the meeting



-PROPOSED-

**Permitted Conditions for  
Jason & Lindsey Mosel  
SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> Section 5, Twn 22N, Rng 53W  
Scotts Bluff County, Nebraska**

1. Owner/Operator shall conform to all applicable federal, state, county, or any other local regulations, including any or all required permits.
2. When in compliance with condition 1, such conditional use permit shall be transferred to all owners of above mentioned property, and their successors.
3. This conditional use permit is granted solely for a single off-site sign/billboard in relation to the retail store located at 300600 County Road H. The sign must be located entirely inside the envelope as shown on page 2 of these conditions.
4. If the sign is illuminated, the light source shall be turned off at the time of closing each business each day, or while the store is not in operation.
5. This permit shall be revoked within 6 months of the termination of operations of the retail store mentioned in condition 3.

Permitted location for sign









A copy of these materials and the “finding of facts” for the Mosel CUP 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