

Scotts Bluff County Planning Commission
Meeting Minutes
September 9, 2025

The Scotts Bluff County Planning Commission met on September 9, 2025, at 6:00 P.M. in the Scotts Bluff County Commissioner's Room, Administration Building (1825 10th Street), Gering, Nebraska.

Roll Call:

Members Present: Jerry Thurman, Dean Schaneman, Bill Wineman, Mick Lookabill, Seth Popp, Vern Groskopf

Members Absent: Eric Wilcox, Roger Beitel, Wayne Brozek

Bill Mabin: Building and Zoning Director
Julie Walker & Cheri DeLong Building & Zoning Assistants

Notice of the Nebraska Open Meetings Act was made by Vice Chairman Bill Wineman

Mick Lookabill made the motion to approve June 10, 2025, minutes as presented. The motion was seconded by Jerry Thurman.

Roll Call: Jerry Thurman- yes, Dean Schaneman-yes, Bill Wineman-yes, Mick Lookabill-yes, Seth Popp-yes, Vern Groskopf-yes.

Motion carried.

**PUBLIC
HEARING**

1. Irma Castaneda
Zoning change (Agricultural to Rural Residential)
and Preliminary Plat (Castaneda Subdivision)
Section 19, Township 22 N, Range 55W

Bill Mabin summarized the zoning requests of the applicant and confirmed that the requests meet the minimum acreage requirements and already has access off of Engleman Lane.

Scott Bosse, 30601 County Road 17, Mitchell - He is the surveyor representing the applicants. The request will allow the platting of Castaneda Subdivision.

Bill Wineman opened the public hearing. Seeing as there were no public comments on the zoning request, Bill Wineman closed the public hearing and requested a motion to recommend approval to the Board of Commissioners.

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

Roll Call: Bill Wineman-yes, Dean Schaneman-yes, Mick Lookabill-yes, Seth Popp-yes, Jerry Thurman-yes and Vern Groskopf -yes.

Motion carried.

PUBLIC HEARING

2. Silver Spur Feeders LLC

Conditional Use Permit (Large Animal Feeding Operation)

Section 36, Township 22N, Range 54W

Bill Mabin summarized the Conditional Use Permit request. The CUP will allow up to 2,500 head of beef cattle for a large animal feeding operation (LAFO). Silver Spur Feeders has already obtained an approved National Pollutant Discharge Elimination System permit (NPDES) permit from the Nebraska Department of Water, Environment, and Energy (DWEE). The facility has been present at this location for several years but used mainly as a holding area for cattle while waiting for capacity to open up at the Silver Spur main facility south of Minatare, and already uses access off of County Road 29. The design of the facility meets the requirements of DWEE Title 130 and Scotts Bluff County Zoning Regulations.

Bill Wineman opened the public hearing.

Dave Kucera, 15460 NW 48th Street, Raymond, NE – Employed by Settje Agri Services & Engineering Inc. and representing Silver Spur Feeders LLC.

Silver Spur wants to be sure if there were to be more than 1,000 head of cattle in the facility for more than 45 days that they would be in compliance with the zoning regulations. He states the facility has controls in place to contain stormwater runoff. Traditionally the facility is used in the winter months as a staging area, before they get moved to the main yard by Minatare. In the summer months it is completely empty as seen in the satellite images.

Bill Mabin introduced a list of “Conditions of Approval” for the proposed LAFO (pgs. 4-5) to be considered. These items are consistent with past approved LAFO permits. He points out that most of the items on the list are included in the Construction & Operating Permit (C&O) as approved by DWEE.

Bill Wineman closed the public hearing.

Bill Wineman asked the board if there were any further questions, and hearing none, requested a motion to recommend approval to the Board of Commissioners. Mick Lookabill made a motion to recommend approval of the Conditional Use Permit, including the conditions of approval as presented. The motion was seconded by Vern Groskopf.

Roll Call: Bill Wineman-yes, Dean Schaneman-yes, Mick Lookabill-yes, Seth Popp-yes, Jerry Thurman-yes and Vern Groskopf-yes.

Motion carried.

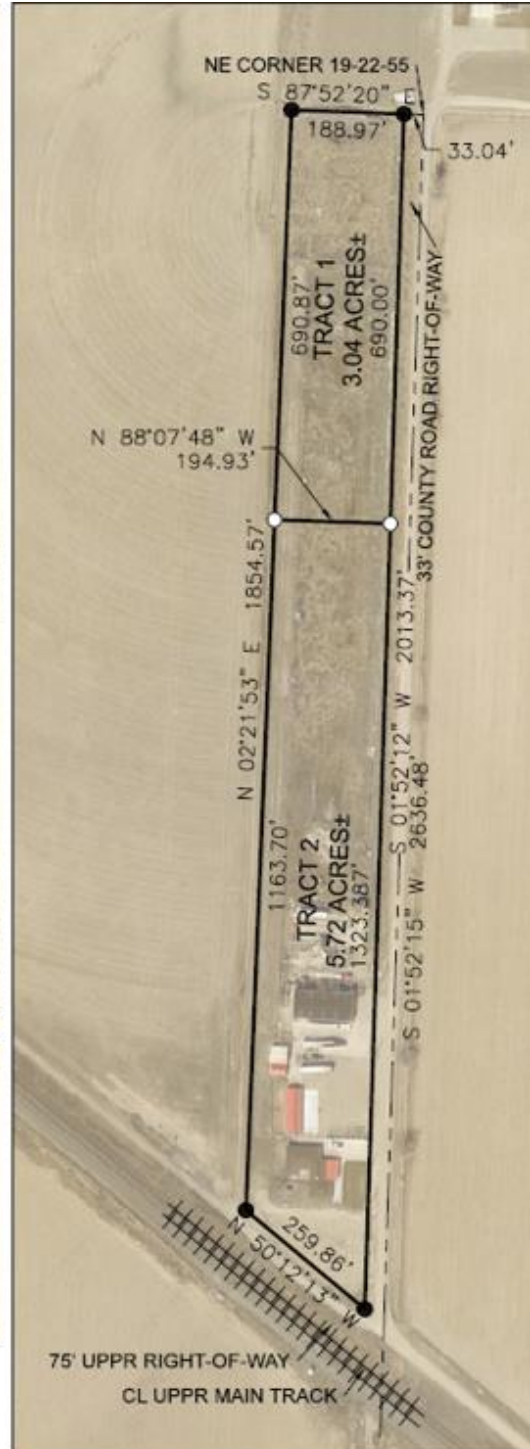
3. **Miscellaneous discussion** – None

Meeting adjourned at 6:13PM.

Respectfully Submitted,

Julie Walker & Cheri DeLong – Scotts Bluff County Planning Department

Evidence presented to the Planning Commission before and at the meeting

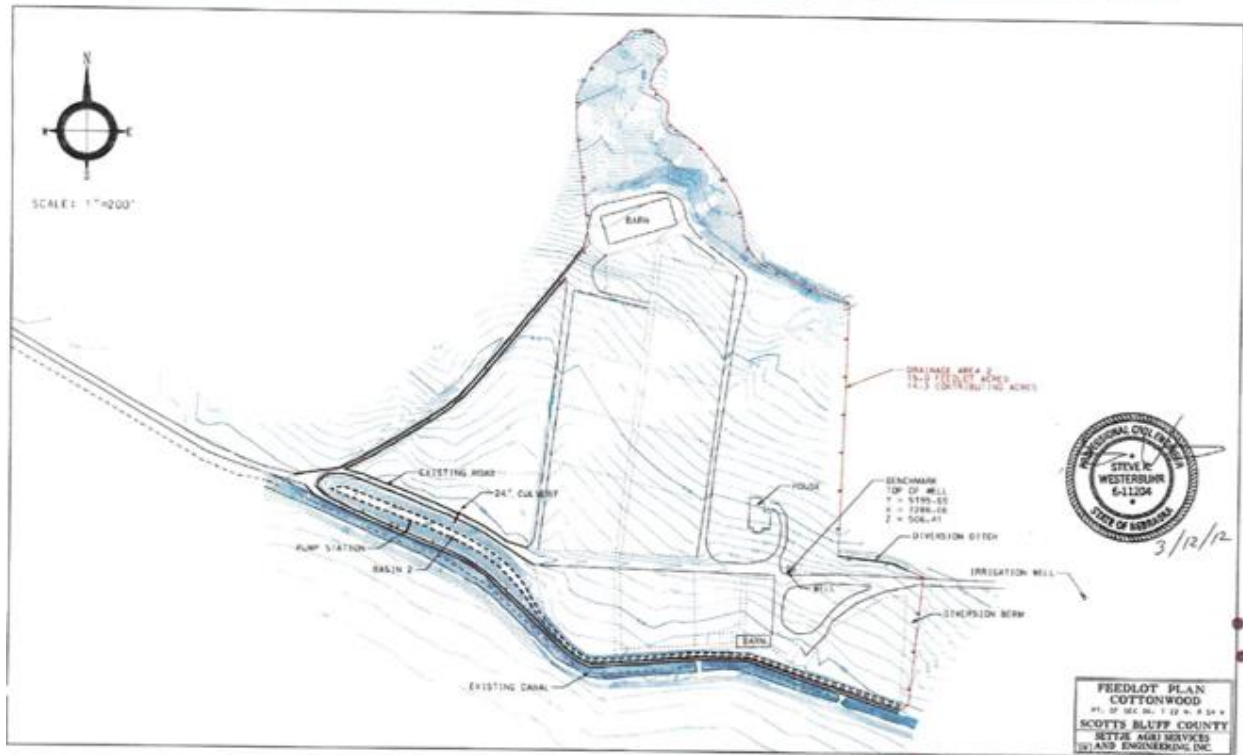


-PROPOSED-
Conditions of Approval for
Silver Spur Feeders LLC
Sec. 36, Twn 22, Rng 54 - Cottonwood

1. This LAFO (Large Animal Feeding Operation) must comply with all applicable Federal, State, and Local regulations. This permit is granted subject to receiving permits as required by the Nebraska Department of Water, Environment, and Energy (DWEE) including, but not limited to, Title 130, and the Environmental Protection Act. If any of the required permits are not granted, or conversely, if they are permanently revoked at a later time, so shall this Permit be revoked.
2. This permit is for a maximum of **2,500** head of beef cattle. Any future expansion of such facility (pg 2) shall require reapplication to Scotts Bluff County for approval, as defined in section 10 of the Scotts Bluff County Zoning Regulations.
3. In the event of waste spillage, power failure, and/or large storms, etc., a detailed response plan will be required and kept on file at the Scotts Bluff County Zoning office.
4. All/any dead animals will be disposed of according to all current DWEE and EPA regulations.
5. Any test results of any wells that are required to be filed with the North Platte Natural Resource District, shall be available to the public.
6. A closure plan shall be prepared and submitted, detailing the reclamation procedures to be used in the event that this facility ceases to operate.
7. When in compliance with the terms of these conditions, such conditional use permit shall be transferred to all owners of above mentioned property, and their successors.







OPEN FOR BUSINESS

Livestock Friendly Counties Provide Opportunities

The economic impact of the livestock industry in Nebraska cannot be emphasized enough.

According to the U.S. Department of Agriculture, total cash receipts from all livestock products in Nebraska were more than \$14.5 billion in 2014. That total is almost half of the receipts generated by the state's number one industry, agriculture.

The ripple effect of the money generated by livestock has an especially significant impact on the state's rural counties and communities whose residents depend on the industry for their livelihoods. The industry has helped many once-dwindling towns see a boost in population and jobs as a result of livestock.

Counties in Nebraska that have sought and received the "Livestock Friendly County" designation are actively promoting and seeking livestock development in their area.



In 2003, the Nebraska Legislature passed **legislation** that created the Livestock Friendly County (LFC) program with **Morrill County** receiving the initial designation in 2005.

"The Livestock Friendly County designation is the first step for a county to promote itself as a place willing to work with livestock operations and businesses to build new, or expand current, facilities," Nebraska Department of Agriculture (NDA) Director Greg Ibach said. "Our department manages the program to assist counties in implementation, but the decision to participate is made at the local level."

Such decisions take the cooperative efforts of the county board, planning and zoning commissions (where applicable) and urban and rural residents. Once board members decide to seek the LFC



Swine and poultry are the two fastest-growing segments in the livestock industry in Nebraska.

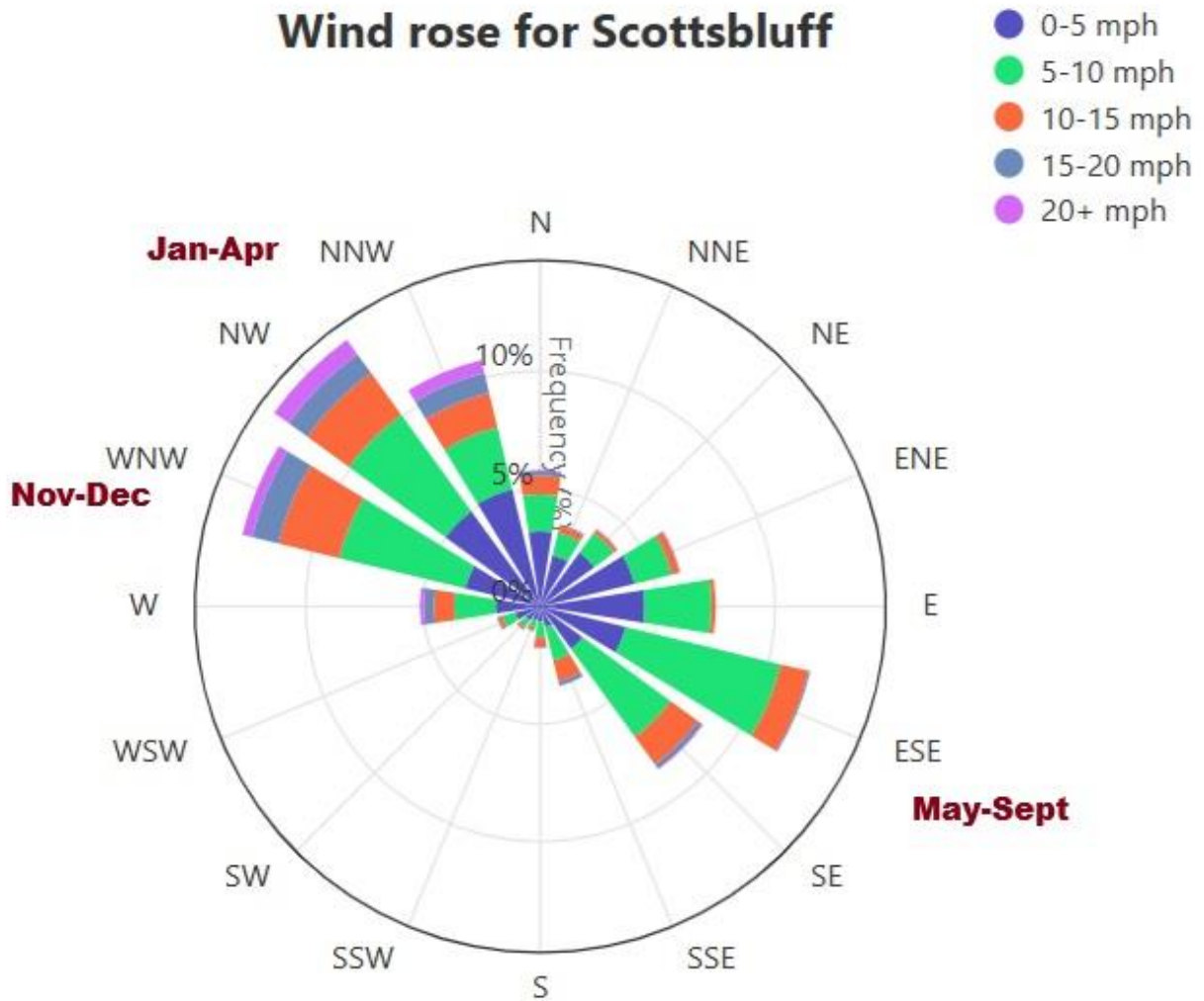


designation, they hold a public hearing, vote to pass a resolution to **apply**, and then submit an application to the Nebraska Department of Agriculture (NDA).

NDA then reviews the application, provides the county board with any input and works with county officials to make a public announcement on receiving the LFC designation.



There are 49 counties with the LFC designation as of December 4, 2018.



The construction and operating permit plan (C&O) and approved NPDES permit were also forwarded to the Planning Commission in advance of the meeting. To request a copy of these and other provided materials, including the “finding of facts”, can be obtained by contacting:

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Building & Zoning
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