

# **SCOTTS BLUFF COUNTY PLANNING COMMISSION**

## **MEETING AGENDA**

**January 13, 2026 -- 6:00 p.m.**

- \* **Call To Order**
- \* **Roll Call**
- \* **Open Meetings Act**
- \* **Minutes of the Previous Meeting**

1. Reorganization - Appointment of officers  
discuss and consider approval

**PUBLIC 6:00**  
**HEARING**

2. MH Farming Inc  
Ag Estate Dwelling Site  
Section 28, Township 21 N, Range 54 W  
discuss and consider approval

**PUBLIC 6:00**  
**HEARING**

3. Mason Asselin  
Preliminary Plat (Asselin Canyon Subdivision)  
Section 16, Township 21 N, Range 55 W  
discuss and consider approval

**PUBLIC 6:00**  
**HEARING**

4. Travis & Laynette Van Anne  
Conditional Use Permit (Veterinary Clinic)  
Section 31, Township 23 N, Range 54 W  
discuss and consider approval

**PUBLIC 6:00**  
**HEARING**

5. Amend Section 17.1 of the Scotts Bluff County Zoning Regulations  
for the inclusion of "Accessory Dwelling" to the definitions, and replacing  
"Guest Home" in Section 5.201(6)  
discuss and consider approval

**PUBLIC 6:00**  
**HEARING**

6. Amend Section 17.1 of the Zoning Regulations for the inclusion of  
"Event Facility" to the definitions, and replacing "Race Track" in  
Section 5.102  
discuss and consider approval

**PUBLIC 6:00**  
**HEARING**

7. Amend Section 4.1 of the Zoning Regulations to add an exception for  
the replatting of existing non-conforming lots of record concerning  
minimum size requirements  
discuss and consider approval

**PUBLIC 6:00**  
**HEARING**

8. Amend Section 5.101(13) of the Zoning Regulations to add and remove text  
for Ag Estate Dwelling Site (AEDS) requirements  
discuss and consider approval

**PUBLIC 6:00**  
**HEARING**

9. Amend Section 18.1 of the Zoning Regulations adding text concerning a late  
fee for permits, and establish an affidavit form and fee required for work completed  
without an inspection; Amend the Building & Zoning Office fee schedule to  
include both fees  
discuss and consider approval

10. Miscellaneous discussion

**MEETING LOCATION: Administration Building  
Commissioner's Room  
1825 10th Street  
Gering, Nebraska**