

Scotts Bluff County Planning Commission
Meeting Minutes
August 11, 2026 – 6:00 P.M.

The Scotts Bluff County Planning Commission met on August 11, 2026 at 6:00 P.M. in the Scotts Bluff County Commissioner's Room, Administration Building (1825 10th Street), Gering, Nebraska. A notice for the meeting was placed in the Star-Herald print and digital editions on April 4, 2026, and a notice was placed in front of the property on Ore Road right-of-way.

Members Present: Bill Wineman, Jerry Thurman, Vern Groskopf, Eric Wilcox, Seth Popp, Dean Schaneman

Members Absent: Roger Bietel, Mick Lookabill, Wayne Brozek

Bill Mabin: Building and Zoning Director

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

Jerry Thurman made the motion to approve April 14, 2026 minutes as presented. Dean Schaneman seconded the motion.

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

Motion carried.

PUBLIC

HEARING 6:00

1. Mike & Lisa Pickinpough

Zoning Change (Recreation Residential to Recreation Commercial)
and Preliminary Plat (Pickinpough Subdivision)
Section 20, Township 23 N, Range 53 W
Discuss and consider approval.

Zoning Administrator Bill Mabin displayed: the location of the request; images of the home and commercial storage structure; and Section 5. showing the principal permitted uses and minimum areas and dimensions for Recreation Commercial zoning districts

Bill Wineman Opened the Public Hearing.

Mike Pickinpough, 4501 Cottonwood Ave, Scottsbluff – Property owner and applicant. He needs to split the commercial and residential properties because of a lack of lenders that will allow both on the same property for potential buyers. He states that by platting this subdivision, it will be in line with the surrounding properties which have already been subdivided.

Bill Wineman closed the public hearing and requested a motion to recommend approval to the Board of Commissioners. Vern Groskopf made the motion to recommend approval of the proposed zoning change and preliminary plat. Seth Popp seconded the motion.

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

Motion carried. The zoning requests will be heard by the County Board on August 17, 2026.

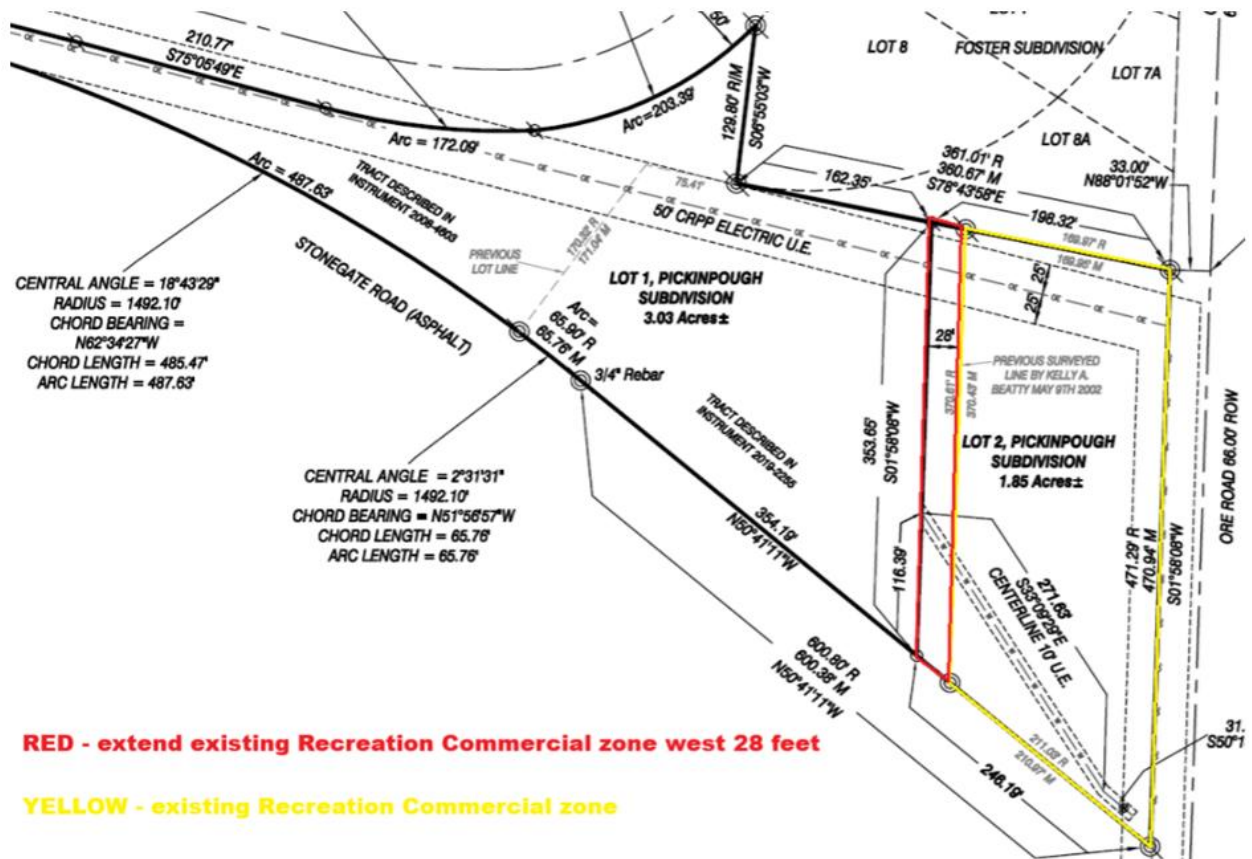
2. Miscellaneous discussion

Bill Mabin discussed the requirement for continuing education for Planning Commission and County Board members.

Meeting adjourned at 6:10 P.M.

Other Evidence provided to the Planning Commission before and at the meeting





Inst 2026-1956
access easement to home



6.1 Recreation Commercial (RC) District. This district is intended to provide retail goods and services to the surrounding residential districts and recreation resource users/patrons.

6.101 Principle Permitted Uses

1. Retail stores and services.
2. Boat and recreational vehicle sales, repair and storage.
3. Dining and drinking establishments (joint facility).
4. Campgrounds.

6.104 Minimum Lot and Maximum Height Regulations

Use	Lot Area (1)	Lot Width	Front Yard (2)	Side Yard (3)	Rear Yard (4)	Height (5)
Principle Structure	1 acres	100'	25'	5' & 15'	5' & 15'	2 ½ stories or 35'

The “finding of facts” for the Severyn CUP hearing, and/or a copy of these and other provided materials can be obtained by contacting:

Bill Mabin
Scotts Bluff County
Building & Zoning
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(308) 436-6700
785 Rundell Road
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