Scotts Bluff County Planning Commission
Meeting Minutes
November 10, 2026 – 6:00 P.M.

The Scotts Bluff County Planning Commission met on November 10, 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 October 31, 2026, and a notice was placed in front of the property on Highway 71 right-of-way.

Members Present: Bill Wineman, Jerry Thurman, Seth Popp, Dean Schaneman, Roger Bietel

Members Absent: Mick Lookabill, Wayne Brozek, Vern Groskopf, Eric Wilcox,

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 August 11, 2026, minutes as presented. Dean Schaneman seconded the motion.

Roll Call: Bill Wineman-yes, Jerry Thurman-yes, Roger Bietel-yes, Seth Popp-yes, Dean Schaneman-yes.

Motion carried.

PUBLIC HEARING 6:00

1. EA Land LLC
210044 Sanberg Road Gering, Ne 69341
Zoning Change (Addition to Recreation Commercial)
Discuss and consider approval.

Zoning Administrator Bill Mabin displayed: the location of the request; the proposed business plan; and Section 5.102 (22) allowing Retail Sales & Services in the zoning regulations. Mabin also introduced a list of conditions of approval along with the business envelope for the proposed CUP request.

Bill Wineman Opened the Public Hearing.

Dan Hospodka, 180170 Billy's Road, Gering – Owner of EA Land LLC. He requests to use 12 acres of the property he purchased from Jerald Misner for use of a retail ag business. ERO provides various services for ag producers. This location will be a larger facility to help serve local growers. ERO Ag sells, seed, fertilizer and chemicals.

Bill Wineman closed the public hearing and requested a motion to recommend approval to the Board of Commissioners. Roger Bietel made the motion to recommend approval of the proposed zoning change and preliminary plat. Jerry Thurman seconded the motion.

Roll Call: Bill Wineman-yes, Jerry Thurman-yes, Roger Bietel- yes, Seth Popp-yes, Dean Schaneman-yes.

Motion carried. The zoning requests will be heard by the County Board on November 19, 2026.

Meeting adjourned at 6:08 P.M.

-PROPOSED-

Permitted Conditions of Approval for EA Land LLC Section 23, Twn 21N, Rng 55W Part of Parcel 010001936 Scotts Bluff County, Nebraska

1. Owner/Operator shall comply with all applicable federal, state, county, and local laws, regulations, licenses, and permit requirements. Failure to comply with these requirements or the conditions of approval of this permit may result in review, enforcement action, suspension, or revocation of this Conditional Use Permit by the County Board.

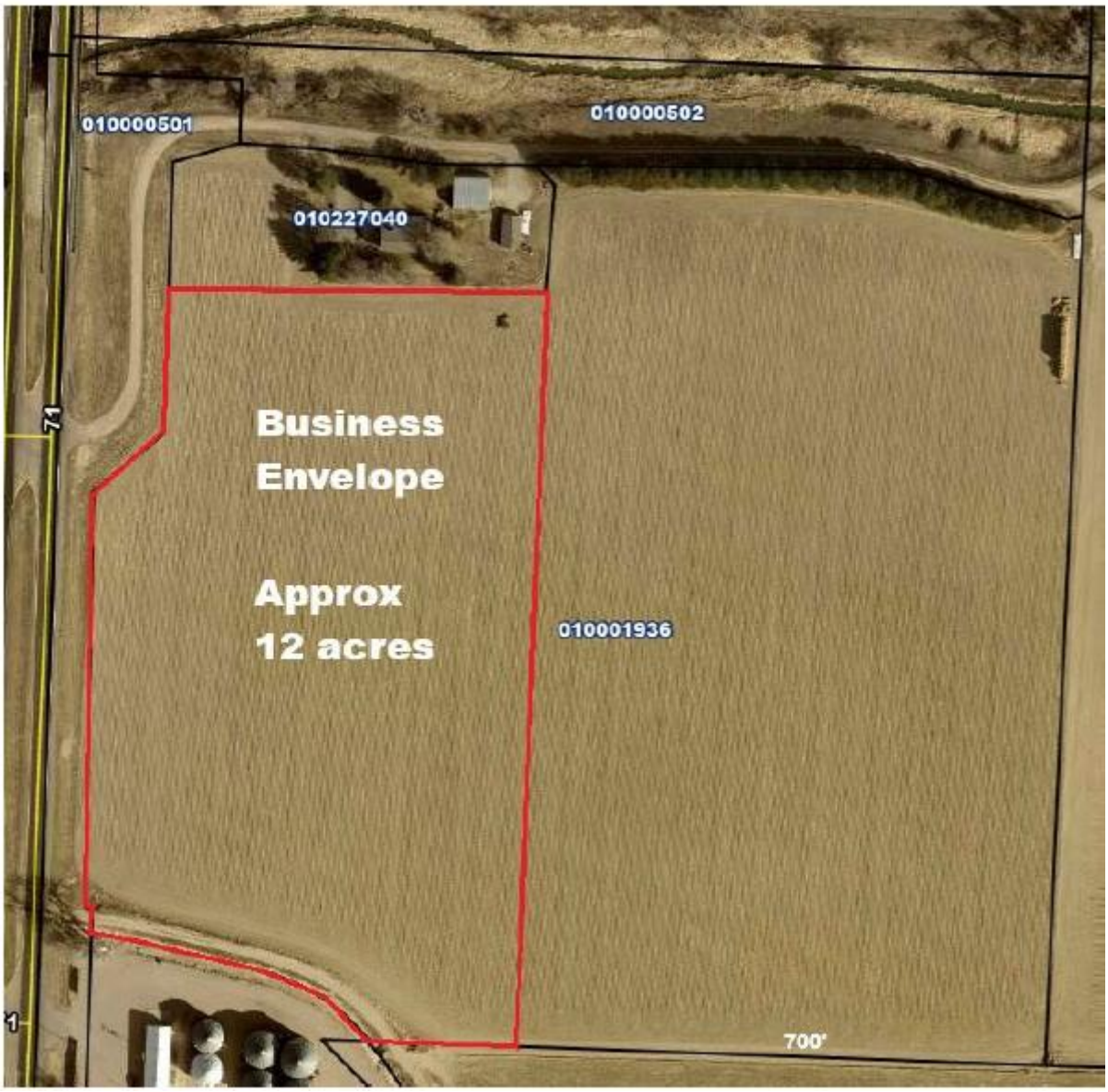
2. When in compliance with condition 1, such Conditional Use Permit shall run with the land set forth above and shall bind the current owner, operator, and all successors in interest, subject to the continued compliance with these conditions.

3. This Conditional Use Permit is granted for a retail ag product sales and services facility. All of the business activities shall be contained to within the business envelope shown on page 3 of these conditions of approval.

4. The approved use shall be operated similarly in accordance with the application materials, business and/or site plan, and other materials submitted for approval, except as modified by these conditions.

5. Any expansion, intensification, or material change in the approved use shall require further county review and approval.

6. Nothing in this approval shall waive the obligation to obtain any other permit, license, or approval by law.


010000501
010000502
010227040
Business
Envelope
Approx
12 acres
010001936
700'
71

SCOTTS BLUFF COUNTY
ZONING REQUEST APPLICATION

ON THE 23rd DAY OF September, 20 26

EA Land, LLC (Dan & Olivia Hospodka)
(Name of Applicant)

HAS CAUSED TO BE MADE AN APPLICATION TO SCOTTS BLUFF COUNTY FOR A

CONDITIONAL USE PERMIT FOR LAND DESCRIBED AS FOLLOWS (LEGAL DESCRIPTION):

S1/2 of the W1/2 of the N.W1/4 of Sec 23, Township 21N, Range 55W.

*See attached map with Blue boundary

THIS ACTION WILL ALLOW (SHOW PRESENT AND PROPOSED USAGE AND JUSTIFICATION FOR REQUEST):

ERO Ag is a retailer of Agricultural Inputs for local producers. This location will be a larger facility to help better serve local growers. ERO Ag sells seed, fertilizer and chemical.

FEE $150

OWNER NAME EA Land, LLC (Dan & Olivia Hospodka)

MAILING ADDRESS 210044 Sandberg Rd

CITY/STATE Gering, NE 69341

CONTACT EMAIL: dan@eroag.com

PHONE: 308-672-6114

OWNER SIGNATURE: Dan Hospodka


Scotts Bluff County, NE
Map
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010225684
010050140
010225765
010239456
010008810
010000502
010008
010227040
010227040 Split
010008829
010000501
010332634
010000171
660 ft
POWERED BY esri
640401.83, 729793.24

ERO Ag – Conditional Use Permit Business Plan

Sep 23, 2026 · Dan Hospodka, ERO Agri-Services

Request

ERO Agri-Services (ERO Ag) requests a Special Use Permit to build three commercial agricultural retail buildings on its 30-acre, agriculturally zoned parcel on Highway 71 south of Gering. The site will serve as our new seed, fertilizer and crop protection facility for area growers.

Legal description: S 1/2 of the W 1/2 of the NW 1/4 of Section 23, Township 21 North, Range 55 West.

About ERO Ag

ERO Ag is a locally owned agricultural retailer founded in 2019 in Gering, serving growers across the Nebraska Panhandle. We focus on education and personal service so local farmers get the right inputs for each field.

- **Seed:** Channel corn, silage, soybeans and alfalfa; WestBred wheat, milo, oats, millet, cover and companion crops
- **Fertilizer and soil:** soil consulting, foliar nutrition and compost
- **Crop protection:** herbicides across multiple modes of action from BASF, Bayer, Corteva and FMC, with field-specific spray recommendations and aerial application
- **Precision ag:** Precision Planting equipment, Climate FieldView support, drone scouting custom prescriptions and data management

Need for the Project

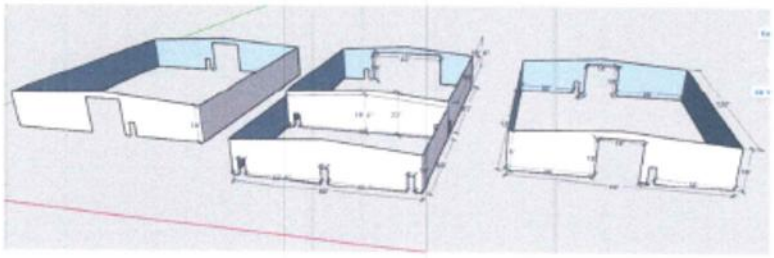
ERO Ag has outgrown its current building half a mile north of this site. Growing demand from local growers now exceeds our storage, handling and retail space. A larger facility close to our existing location lets us keep serving the same customers without disruption.

Proposed Development

The plan calls for three buildings, all facing Highway 71:

- **Seed warehouse:** about 90' × 120' with 18' walls and 18' × 18' drive-through overhead doors
- **Office and shop (center):** an 80' × 150' office building with a shop area behind it
- **Chemical/fertilizer warehouse:** about 90' × 120', matching the seed warehouse

The rest of the acreage behind the buildings stays open for future expansion, so we will not need to relocate again.



Initial building layout (SketchUp concept; dimensions preliminary)

Property layout: The map below shows the parcel and where the buildings will sit. The ERO Ag yard (blue) runs along the west side of the property with frontage on Highway 71. The three buildings (yellow) are set in a north–south line near the highway, all facing it. The east portion (green) stays in farm ground and is held for future expansion. Sandberg Implement sits directly north and Trinidad Bean directly south.



Property layout and building placement on Highway 71 south of Gering

Site Compatibility

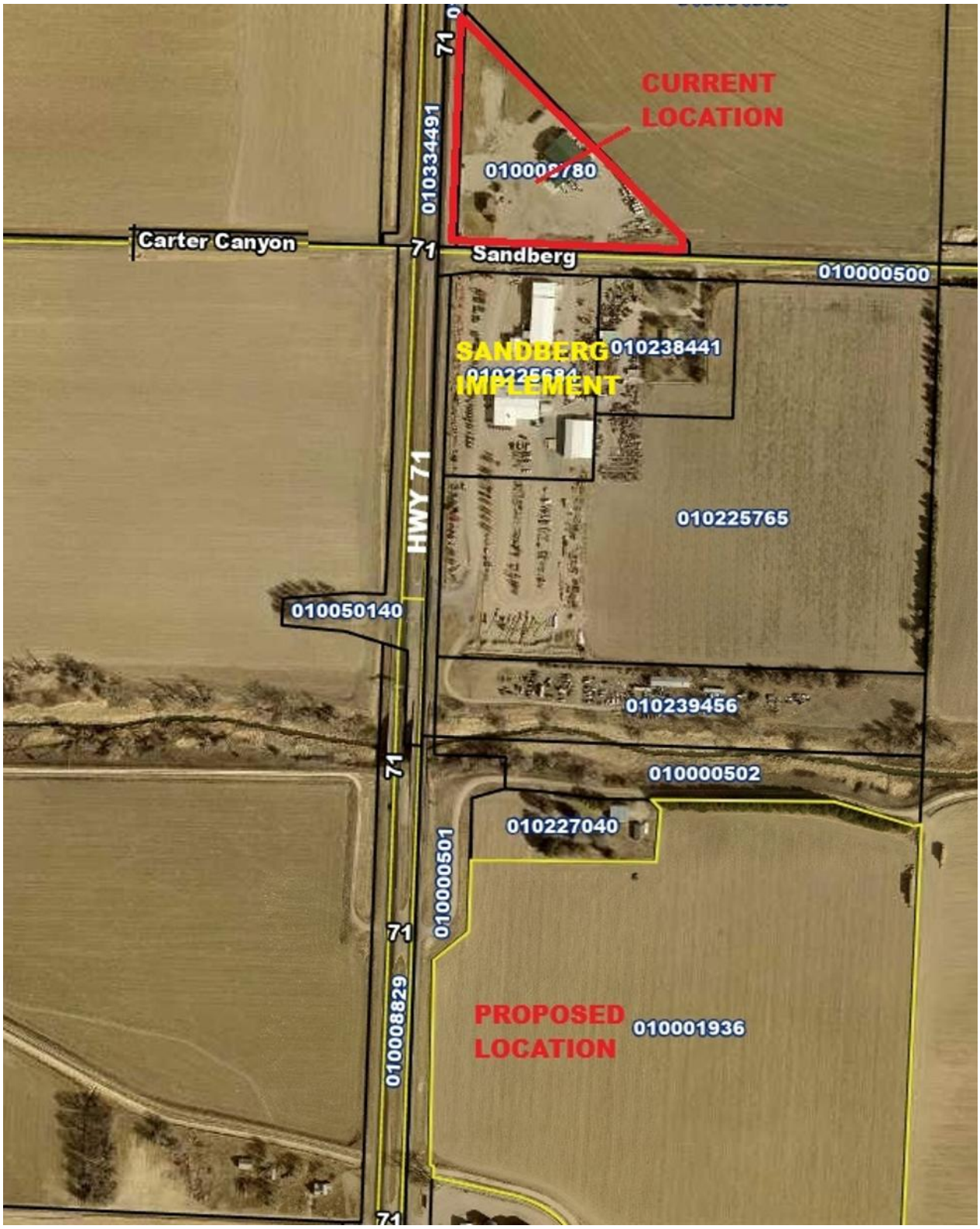
The parcel sits between two existing commercial agriculture businesses: Sandberg Implement and Trinidad Bean. An Ag retail facility fits the established character of this Highway 71 corridor and complements its neighbors. Direct highway frontage gives customers and delivery trucks easy access. Growers can reach equipment, bean marketing and crop inputs in one stop.

Community Benefit

- Keeps a locally owned input supplier in the county, giving growers competitive purchasing options
- Supports local jobs and adds to the commercial tax base
- Invests in the long-term health of the local farming economy

We respectfully ask the committee to approve the Conditional Use Permit so ERO Ag can continue serving area growers from this location.

Contact: Dan Hospodka, Owner · (308) 672-6114 · dan@eroag.com · 210044 Sandberg Rd, Gering, NE 69341


CURRENT
LOCATION
010000780
010334491
71
Carter Canyon
71
Sandberg
010000500
SANDBERG
IMPLEMENT
010238441
HWY 71
010225765
010050140
010239456
71
010000502
010227040
010000501
71
PROPOSED
LOCATION
010001936
010008829
71

Access question

Good morning Dan,

I was able to speak to Doug and as per our conversation you can utilize the existing access off the highway for the property we spoke about, adjoining a new driveway off of the elbow. If you have any further questions, please feel free to reach out.

Thank you,

Melissa Lally
NDOT District 5 ROW/Utilities/
Maintenance Environmental Liaison
140375 Rundell Road
PO Box 220
Gering, NE 69341
Office: 308-436-6587 | Cell: 308-650-9835
Melissa.lally@nebraska.gov

5.102 Conditional Uses: The following conditional uses may be permitted in the "A" District upon approval of a permit in accordance with the requirements and procedures set forth in Section 10.

22. Retail sales and services.

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

Bill Mabin
Scotts Bluff County
Building & Zoning
bill.mabin@scottsbluffcountyne.gov
(308) 436-6700
785 Rundell Road
Gering, NE 69341