- Finding of Facts -

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

Consistent with the approval and to satisfy the requirement of Neb. Rev. Stat. § 23-114.01-(6), the Planning Commission "issue the following statement of factual findings arising from the record of proceedings that support the granting of the Conditional Use Permit":

On September 23, 2026, EA Land LLC made application for a conditional use permit (CUP) to allow for the operation of a Retail Ag Products Sales & Services Facility, which requires a CUP approved by Scotts Bluff County. He submitted a business plan for the operation at this time (pg 5-7).

The property is described as: Part of the Northwest Quarter of Sec. 23, Township 21 N, Range 55 W, of the 6th P.M., Scotts Bluff County, Nebraska; Scotts Bluff County Parcel 010041753.

The Scotts Bluff County Planning Commission held a public hearing during its regularly scheduled meeting on November 10, 2026, where at its conclusion made a motion to recommend approval – along with conditions of approval (pg 2-3) - to the County Board for the CUP request, and passed the motion by a 5-0 vote.

The Conditional Use Permit (CUP) request may be allowed per Section 5.102.22 of the Zoning Regulations for "Retail Sales & Services " and is consistent with the goals listed in the Comprehensive Zoning Plan.

Property owner Dan Hospodka of EA Land LLC, spoke in favor of the CUP request. He has outgrown his current location and will be able to meet his expansion goals with the larger 12-acre tract. He has approval from the NDOT to use an existing access with frontage to Highway 71 directly abutting the aforementioned property.

Zoning Administrator Bill Mabin displayed the business plan submitted by EA Land LLC and went through a list of proposed conditions of approval (pg 2-3) for the request, which the commission members agreed was consistent with prior approved CUP's. Along with the conditions of approval, Mabin displayed the business envelope (pg 3) where it was agreed the activity for the facility would take place.

There were no comments made from the public during the hearing.

-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.

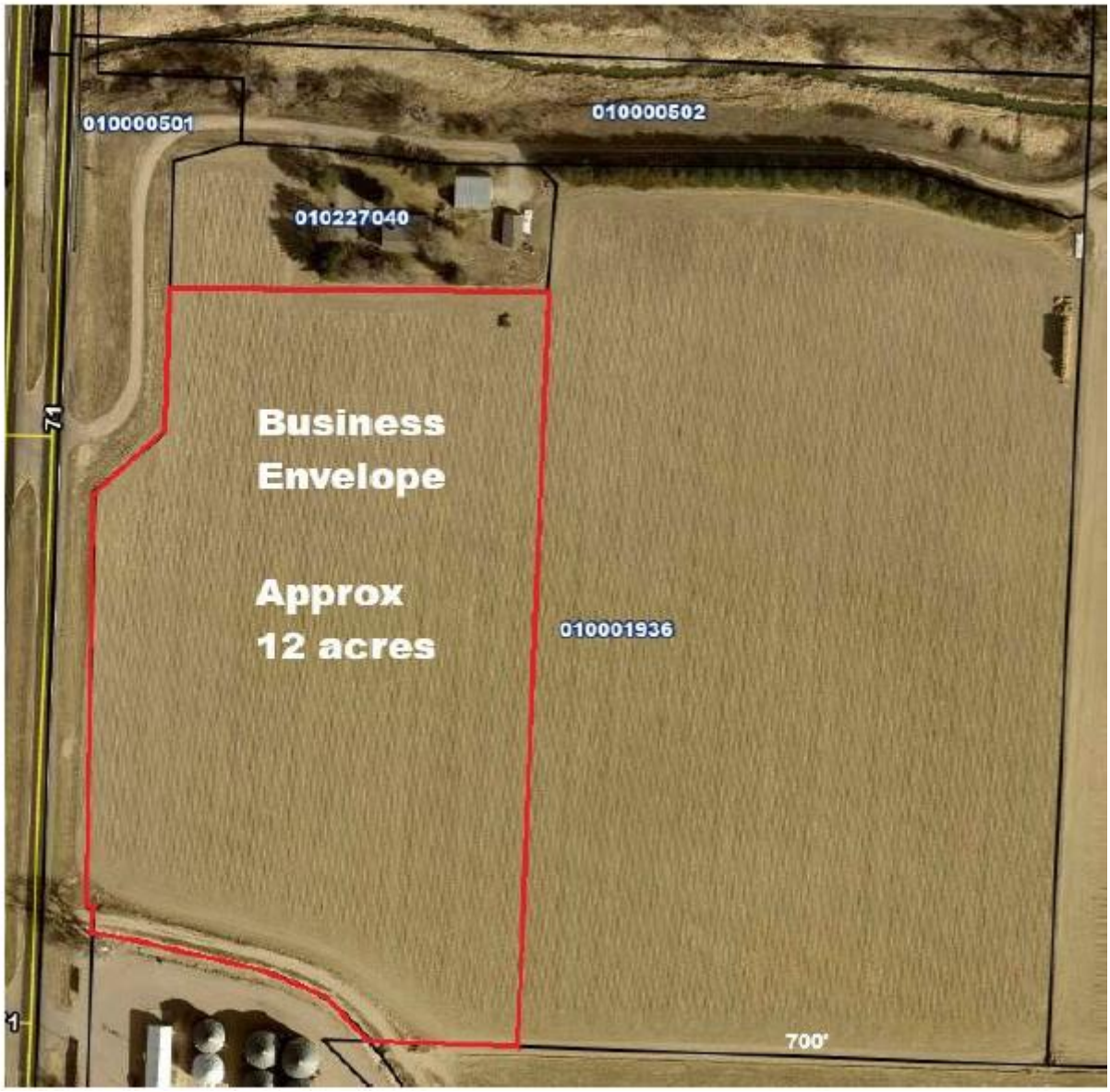
2. When in compliance with condition 1, such Conditional Use Permit shall run with the land set forth above and shall bind the current owner, operator, and all successors in interest, subject to the continued compliance with these conditions.

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

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

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
Search
Results
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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

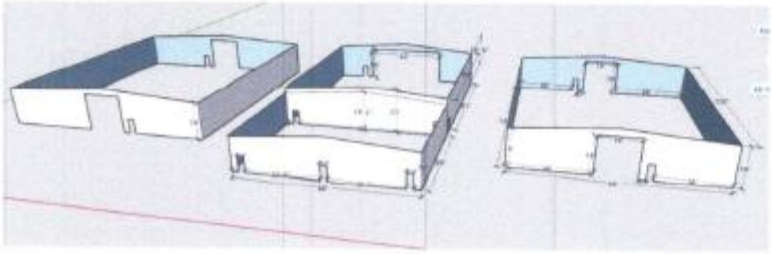
ERO Ag has outgrown its current building half a mile north of this site. Growing demand from local growers now exceeds our storage, handling and retail space. A larger facility close to our existing location lets us keep serving the same customers without disruption.

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

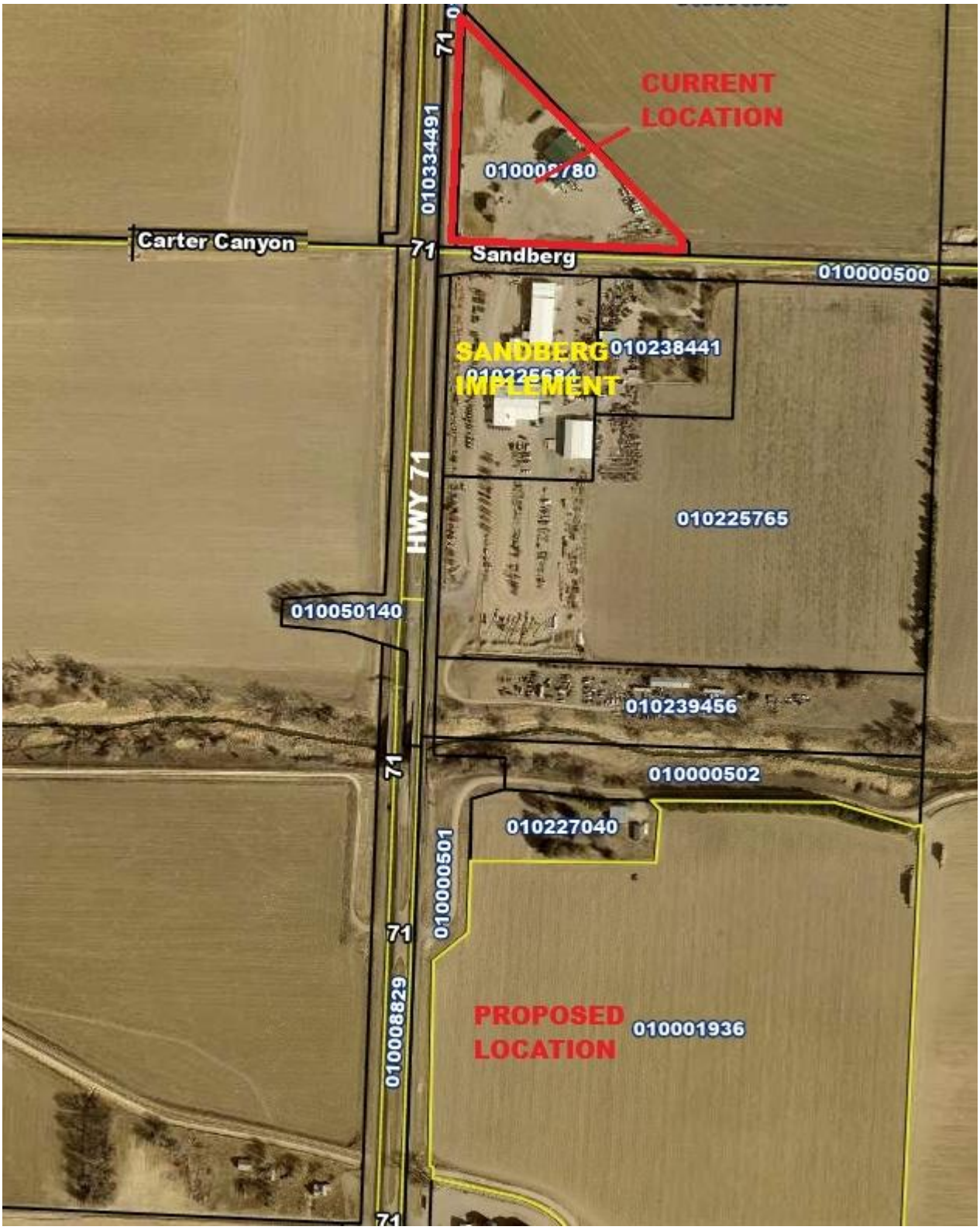
The parcel sits between two existing commercial agriculture businesses: Sandberg Implement and Trinidad Bean. An Ag retail facility fits the established character of this Highway 71 corridor and complements its neighbors. Direct highway frontage gives customers and delivery trucks easy access. Growers 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
010033491
010000780
Carter Canyon
71
Sandberg
010000500
SANDBERG IMPLEMENT
010238441
010225684
HWY 71
010225765
010050140
010239456
71
010000502
010227040
010000501
71
010008829
PROPOSED LOCATION
010001936
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.

A copy of these materials can be obtained by contacting:

Bill Mabin
Scotts Bluff County
Building & Zoning
bmabin@scottsbluffcounty.org
(308) 436-6700
785 Rundell Road
Gering, NE 69341