

Jefferson County Planning and Zoning Commission Meeting

Thursday 07/09/2026 8:00pm

District courtroom-Jefferson County Courthouse

1. Meeting called to order. Motion moved to approve Agenda & notice-moved by Bruns, Second by Banahan.
2. Bruns read the meeting notes from the last meeting in January, notes approved.
3. Motion passed to approve agenda.
4. Introduction of new Planning & zoning board members:
 1. Susan Thomas
 2. Dave Bruns
 3. Christina Koenig
 4. Lacey Lange
5. Election to approve new commission Secretary: Lacey Lange was self-nominated, no other nominations so Lange elected Secretary.
6. McKee advised all meetings are recorded, discussed taking roll-call vote in the future. Discussed LB663 and education available for board members.
7. Darin Hunter represented Verizon to discuss more details on the proposal of building a Verizon cell phone tower outside of Endicott and request for Conditional use permit.
 1. 12 landowners were contacted.
 2. Verizon tower will be located ½ mile outside of Endicott to the West and on the North side of Hwy 8. 1,000 ft from the highway. The tower will be 305 ft tall and will require lighting- these are multiple strobe lights that are white during the day, and red at night. This will improve cell phone signal within 5-7 mile radius from Endicott, and this is slated to significantly improve call service. Endicott will have 5G service and will include fire, life safety, and police signals. Weeds will be continuously sprayed, and rocks will be laid down at the tower base. There will be a 75x75 sq ft fenced perimeter, with the

fence being 6 ft high. Anticipated to start the project at the end of 2026 or early 2027. No variances sought. Verizon verified no towers are within a 2-mile radius of the proposed tower. The tower is designed for multiple carriers to co-locate to avoid proliferation. FAA permits are required and survey has been submitted. Moved to approval by Banahan, second by Damon Thomas, motion approved for granting the Conditional use permit.

8. McKee discussed the details of the shot clock in LB663. NACO is working to utilize the bill. A check must be in hand before the clock begins. New online training is available for board members that want to learn more. Board Admin needs to keep the meetings in line and will have to address bylaws at the back of the plan to get re-aligned with the new bill.
9. McKee advised of some grammatical errors in the Comprehensive plan. McKee also proposed some future changes that could potentially benefit everyone.
10. McKee began general discussion of Data centers as this is an issue that is affecting other counties around us. Data centers must jump through many hoops to even get their foot in the door with a proposal. Hyper Data centers require a large amount of water and power. Smaller centers in small rooms require air conditioning and little water, not all Data centers are hyper-sized.
11. Motion to adjourn by Bruns, second by Banahan-motion carried.

Thank you,

Lacey Lange

Zoning & Planning Commission board Secretary