Jefferson County Planning and Zoning Commission Meeting

Thursday 10/08/2026 8:00 pm

District courtroom- Jefferson County Courthouse

1. Meeting was called to order at 8:00 pm by Randy Welsch. Board members in attendance were Lacey Lange, Christina Koenig, Randy Welsch, Kevin Banahan, Dave Bruns, Garrett Epp, and James Hahn. Motion moved by Bruns to approve the agenda and public notice in the paper, second by Banahan.
2. Lacey Lange read the meeting notes from the last meeting on 07/09/26, notes approved.
3. Introduction of Garrett Epp by Welsch as replacement board member for Damon Thomas.
4. Wes Obannon- Vice President of Area 3 & Stan Kallhoff, Project Manager represented Central Valley Ag Cooperative to present details on the request for Conditional Use Permit File 02-26 for the purpose of feed mill and grain storage expansion in the Agriculture Residential 2 District. Proposed expansion of the current mill will continue grinding and mixing operations but add pelleting and load out system. This change will include selling products to the public (contracted customers) as opposed to the prior operation owned by the sole customer.
    a. The proposed addition is 83ft by 55ft. Central Ag reps stated there will be pelletizing planned for now, and additional extra grain bins are expected to be added in the future.
    b. Reps stated mixing is done dry, and a steam generator will be used to power the pelleter, in which water from the well on site will be utilized for the pelletizing process.
        i. No ill impacts to the surrounding landowners are anticipated.
        ii. No bagging of feed. Reps stated will not be anticipated to be in competition with Booth Feeds.
        iii. Anticipated increase of 4-5 loads/day, and bulk loads of 6-8/day.
        iv. At least one full-time employee will be hired for the mill, and it is unknown at this time whether employees will be needed to fill driver roles, or if a third party will be utilized for these services.
        v. The propane tank is regulated by the Fire Marshall, must be 50-75 ft from any structure.
    c. McKee noted that the county radio site is located on the premises.

5. Banahan stated he thinks this is a positive thing for the community and Jefferson county and moved to approve the Conditional Use permit. Second by Bruns. Lange called roll call vote- all 7 board members in attendance voted yes, Conditional Use permit unanimously approved.
6. Conditional Use permit hearing will take place at the next County Commissioner Meeting on 10/20/2026 at 9:00 am.
7. Other items discussed:
    a. McKee advised that if any Board member wishes to complete additional training whether in person or online, that board members doing so should present him with a copy of the meeting agenda and receipts for reimbursement.
    b. Virtual conference 10/16/2026 from 8am-4pm
    c. NE Association of County Officials conference 12/16/2026-12/18/2026
    d. January 7th, 2027 will be the annual meeting for Zoning and Planning Commission at 8:00pm in the District courtroom.
    e. Planning & Zoning conference 03/03/2027-03/04/2027 in Kearney.
    f. McKee advised notices and fines have been going out for building permits. One case will be referred to the County Attorney, and a future Planning and zoning meeting will be required for that in the future.
    g. Lange proposed meeting sometime in the future as a board to get together and look more closely into the Data Center regs outlined in the Comprehensive Plan.
8. Banahan moved to adjourn the meeting, second by Bruns, meeting concluded at 8:31pm.

Lacey Lange, Planning & Zoning Commission Secretary