

THE OFFICIAL PROCEEDINGS OF THE CITY OF GERING PLANNING COMMISSION REGULAR MEETING, APRIL 7, 2026

A regular meeting of the City of Gering Planning Commission was held in open session on April 7, 2026, at 6:00 p.m. in the Gering City Hall Council Chambers at 1025 P Street, Gering, NE. Present were Commissioners Waterman, Crews, Taylor, Keener, Miles, C. Kaufman, T. Kaufman, and Hauck. Absent: Commissioner Alvizar. Also present were City Engineer Annie Folck and Secretary Karen Heins. Notice of the meeting was given in advance by publication in the Star-Herald, the designated method of giving notice. All proceedings hereafter were taken while the meeting was open to the attendance of the public.

Call to Order and Roll Call:

Chairman Keener called the meeting to order at 6:00 p.m. and noted that a quorum of the Planning Commission was present and business could be conducted.

1. Pledge of Allegiance

2. Open Meetings Act - Neb. Rev. Stat. Chapter 84, Article 14

Chairman Keener stated: As required by State Law, public bodies shall make available at least one current copy of the Open Meetings Act posted in the meeting room. Agenda items may be moved up or down on the agenda at the discretion of the Chairperson. Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless they are considered under this section of the agenda and the Planning Commission determines that the matter requires emergency action.

3. Approval of Minutes of the March 17, 2026, regular Planning Commission meeting

A motion was made by Commissioner Taylor to approve the minutes of the March 17, 2026 regular Planning Commission meeting. Seconded by Chairman C. Kaufman. There was no discussion. The Secretary called the roll. "AYES": Keener, T. Kaufman, Taylor, Hauck, Waterman, C. Kaufman and Crews. "NAYS": None. Abstain: None. Absent: Alvizar and Miles. Motion carried.

4. Current Business:

A. Consider Final Plat of Lot 1 & 2 Block 1, TJR Subdivision, a subdivision to the City of Gering, Scotts Bluff County, Nebraska

i. Make recommendation to City Council regarding proposed Final Plat

Chairman Keener introduced the agenda item, stating that the Planning Commission would consider the final plat of Lots 1 and 2, Block 1, TJR Subdivision to the City of Gering, Scotts Bluff County, Nebraska. He then invited City Engineer Annie Folck to provide the staff report and recommendation.

Engineer Folck explained that an application had been received to plat the subject property, which currently existed as two separate, unplatted parcels identified as tax lots by the county. She noted that the existing parcel boundary divided the property into two equal-sized portions. The property owner proposed to adjust the lot lines by splitting off a front corner of one parcel for separate sale, while retaining the remainder as part of the northern lot.

She described the location of the property, indicating its proximity to 10th Street and Lockwood Road, and noted that both resulting lots would maintain access, with one lot having access from two streets. Ms. Folck further explained that creating an additional third lot would require extending water and sewer infrastructure, as existing utilities were located along adjacent streets. To avoid these additional improvements, the applicant chose to maintain two lots, which would both have adequate utility service. She added that one of the lots already contained an existing building that was currently served by utilities.

Ms. Folck stated that the proposed adjustment was a straightforward lot line modification. However, because the property had never been formally platted, the process could not be handled administratively and instead required review and approval by the Planning Commission and City Council. She concluded by stating that staff recommended approval of the final plat.

Chairman Keener thanked Ms. Folck for her report and asked if the applicant was present to address any questions from the Commission. Greg Schilz identified himself as being present on behalf of the applicant and stated that he was available to answer questions if needed. Chairman Keener then asked if any commissioners had questions for the applicant. No questions were presented. Chairman Keener then stated he would entertain a motion to recommend approval, denial, or tabling of the request to the City Council.

Commissioner T. Kaufman made a motion to approve Final Plat of Lot 1 & 2 Block 1, TJR Subdivision, a subdivision to the City of Gering, Scotts Bluff County, Nebraska. The motion was seconded by Commissioner Taylor. There was no further discussion. The Secretary called the roll. "AYES": Crews, Taylor, Hauck, C. Kaufman, T. Kaufman, Keener and Waterman. "NAYS": None. Abstain: None. Absent: Alvizar and Miles. The motion carried.

B. Consider Application for Ag Estate Dwelling by Wilford Kaufman Farms Inc. on property located on the East Half of the Southeast Quarter of Section 9 Township 21 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska

i. Make recommendation to City Council regarding proposed application

Chairman Keener introduced the next agenda item, stating that the Planning Commission would consider an Ag Estate Dwelling application submitted by Wilford Kaufman Farms Incorporated for property located on the east half of the southeast quarter of Section 9, Township 21 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska. He then invited City Engineer Annie Folck to provide the staff report and recommendation.

Ms. Folck explained that the request was for an Ag Estate Dwelling located within the City's extraterritorial jurisdiction (ETJ). She stated that the parcel consisted of approximately 4.81 acres and was an existing farmstead. While staff typically prefers a minimum of five acres for new building sites, she noted that this standard is a preference rather than a requirement and that the existing farmstead condition made the parcel size sufficient.

She further stated that the applicant also maintained the required 80 acres of reserve ground associated with the request. Based on these factors, Ms. Folck indicated that the application met all applicable requirements and that staff recommended approval.

Chairman Keener noted that the applicants were present and asked if the commissioners had any questions. No questions were raised at that time.

Chairman Keener then stated he would entertain a motion to recommend approval, denial, or tabling of the request to the City Council.

Before a motion was made, Ms. Annie Folck noted that certain commissioners needed to recuse themselves. Chairman Keener and Commissioner C. Kaufman then recused themselves from consideration of the item.

Commissioner T. Kaufman made a motion to recommend approval of the Ag Estate Dwelling by Wilford Kaufman Farms Inc. on property located on the East Half of the Southeast Quarter of Section 9 Township 21 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska. The motion was seconded by Commissioner Crews. There was no further discussion. The Secretary called the roll. "AYES": Waterman, T. Kaufman, Hauck, Taylor and Crews. "NAYS": None. Abstain: Keener and C. Kaufman. Absent: Alvizar and Miles. Motion carried.

5. City Engineer Report

Chairman Keener invited City Engineer Annie Folck to provide her report.

Ms. Folck stated that there was little to report at this time. She noted that no applications had been received, and therefore no items were anticipated for a meeting in the beginning of May. She added that there had been preliminary discussions regarding a potential tax increment financing (TIF) application related to a housing development, which she had been working on with the applicant. If submitted in time, she indicated that the item would likely be scheduled for the third Tuesday of May. Ms. Folck concluded that, aside from this potential item, activity had been minimal.

Chairman Keener thanked Ms. Folck for her report.

6. OPEN COMMENT: Discussion or action by the Planning Commission regarding unscheduled business will not take place. This section is for citizen comment only.

There was no comment.

7. Adjourn

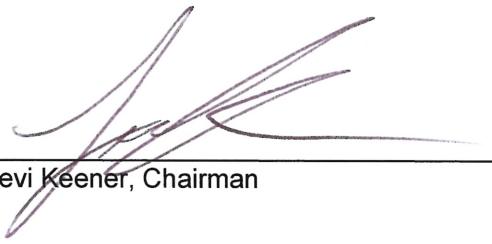
A motion was made by Commissioner C. Kaufman to adjourn. Seconded by Commissioner Taylor. There was no discussion. The Secretary called the roll. "AYES": Crews, Taylor, C. Kaufman, Keener, T. Kaufman, Waterman and Hauck. "NAYS": None. Abstain: None. Absent: Alvizar and Miles. Motion carried.

The meeting adjourned at 6:11 p.m.

ATTEST:



Karen Heins, Administrative Secretary



Levi Keener, Chairman