

Vice Chairman Dave Bachman called the meeting to order at 6:00 p.m. The following members were present: Dave Bachman, Leon Janovy, Mark Luebe, Chad Theisen, Blaine Bockelman, Zoning Administrator Chad Anderson, Taylor Neel, Mack Baumann, and Devon Munter.

Minutes of the April 15, 2024 meeting were approved as submitted.

Leon Janovy made a motion to open a hearing for a Conditional Use Permit for a Home Occupation at 804 W. Main St. Blaine Bockelman 2nd the motion. A roll call vote was taken. The motion passed 5-0.

Taylor Neel wants to start up a licensed daycare within her home at 804 W. Main St. She is expecting a baby in November so the daycare would open some time in January or early February. Mrs. Neel said she could have up to 10 children all together including her own. The daycare would be open all year long from Monday – Friday from 7:15 a.m. – 5:30 p.m. Mrs. Neel is asking that the permit be good for a period of ten years. Mark Luebe made a motion to close the hearing. Blaine Bockelman 2nd the motion. The motion carried. A roll call vote was taken. The motion passed 5-0.

Mark Luebe made a motion to approve the conditional use permit for a home occupation at 804 W. Main Street for a period of 10 years. Chad Theisen 2nd the motion. A roll call vote was taken. The motion passed 5-0.

Mark Luebe made a motion to open the hearing for a conditional use permit for a “motel/hotel” at 103 E. Main Street. Chad Theisen 2nd the motion. A roll call vote was taken. The motion passed 5-0.

Devon Munter who owns the building at 103 E. Main Street wants to turn a small portion of his building into a motel/hotel. Mr. Munter said there is enough space for two separate rooms. About a year ago, Mr. Munter had asked if this space could be turned into apartments. At that time, the Planning and Zoning Commission denied his request standing behind the current zoning regulations that do not allow an apartment within the main level of a building within a General Commercial District. Despite Mr. Munter’s efforts to rent the space out for commercial use, he feels he has no other choice but to use the space as a motel as a fallback option. Mr. Munter has experience purchasing buildings and using space as a motel or Airbnb in Wausa, Hartington, and Neligh. Mr. Munter said he would market the space as an Airbnb. There was a lot of discussion mostly concerning the maximum length of stay that a guest could stay at the motel and whether or not the length of stay would be different in the winter verses the summer months. The Board asked if a maximum length of stay was a condition for Shane Taylor and his motel. The majority of the board felt that Mr. Munter should be treated no different than Mr. Taylor. Without knowing what was done with the White House Inn, the Board decided to table this matter until their next regular meeting on September 16th.

Mark Luebe made a motion to table the conditional use permit hearing until September 16th. Chad Theisen 2nd the motion. A roll call vote was taken. The motion passed 5-0.

Building permits were reviewed.

There was some discussion about finding someone to replace Doug Lesser on the Board. Taylor Oltjenbruns and Kenlee Silhacek were some names mentioned. Chad Anderson said he would contact Taylor first to see if he was interested.

Blaine Bockelman made a motion to adjourn. Chad Theisen 2nd the motion. The motion carried. The meeting adjourned at 7:05 p.m.