

PUBLIC NOTICE OF SPECIAL MEETING **ALMA CITY COUNCIL**

NOTICE IS HEREBY GIVEN, that a SPECIAL MEETING of the City Council of the City of Alma, Nebraska, will be held at 4:00 P.M., on MONDAY JUNE 23RD 2025, at ALMA CITY HALL, 614 MAIN STREET, ALMA NEBRASKA, which meeting will be open to the attendance of the public. Purpose of said meeting is to discuss and/or approve, SPECIAL USE PERMIT, 2025-1, FOR AN APPLICATION BY DANIEL STOELTING TO BUILD A CONDITIONAL USE AGRICULTURAL BUILDING, FCL. N ¼ OF 33-2-18 W. AKA SIMMS BLK 7&8, PARCEL ID 200021210, 308 CUMBERLAND, CITY OF ALMA NE. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk.

This is an open meeting of the Alma City Council. The City of Alma abides by the Open Meetings Act when conducting business. A copy of the Open Meetings Act is displayed on the east wall of the meeting room as required by state law.

The Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes.

AGENDA **JUNE 23, 2025**

1. DISCUSS AND / OR APPROVE SPECIAL USE PERMIT, 2025-1, FOR AN APPLICATION BY DANIEL STOELTING TO BUILD A CONDITIONAL USE AGRICULTURAL BUILDING, FCL. N ¼ OF 33-2-18 W. AKA SIMMS BLK 7&8, PARCEL ID, 200021210, 308 CUMBERLAND, CITY OF ALMA NE.

This is a public meeting and open to the public. As of June 6, 2025, any additions or deletions may be obtained at the City Office.

Janet Dietz, City Clerk

MINUTES OF
ALMA CITY PLANNING COMMISSION
May 20 , 2025

A Public Hearing and meeting of the Alma City Planning Commission was held on May 20, 2025, at 5:30 p.m. at the Alma City Hall. Notice of the meeting was given in advance by posting a notice, a designated method for giving notice also published in the Harlan County Journal. Advance notice of this meeting was given to all members of the Alma City Planning Commission. All proceedings hereinafter were taken while the convened meeting was open to the attendance of the public.

Members present were Kristen Molzahn, Nick Simonson, Rod Hoard, and Steve Fitz and Dale Harsin . Absent Zeb Swink. Also, in attendance were City Clerk Janet Dietz and Zoning Administrator Russ Pfeil, and Kent Fleischmann.

City Clerk Janet Dietz opened the meeting and requested a nomination for Chairman. Dale Harsin nominated Nick Simonson, so moved by Rod Hoard, roll call vote, all ayes. Motion carried

Nick Simonson presided over the meeting. Nick advised the public of the Open Meetings Act which is posted on the wall of the meeting room, and requested roll call: Kristen Molzahn -present, Nick Simonson - present, Zeb Swink, absent, Dale Harsin (alternate)present, and Rod Hoard — Present, Steve Fitz - Present. Motion made by Fitz second by Molzahn to determine this meeting as previously publicized, duly convened and in open session. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Molzahn, Simonson, Hoard, Harsin and Fitz. Voting No: None. Motion carried. Dan Stoelting was not in attendance.

Motion by Hoard second by Molzahn to approve the minutes from the June 26, 2023, meeting. There being no discussion upon the motion, the following voted yes: Molzahn, Simonson, Hoard, Harsin and Fitz. Absent , Swink. Voting No: None. Motion carried.

Chairman Simonson advised he has spoken to Daniel Stoelting, and relayed information on the conditional use permit for an Ag Building submitted by Daniel Stoelting at 305 Cumberland. Building placement is on parcel # 200021210, FCL NE ¼ 33-2-18 AKA Simms FCL BLK 7& 8. Building will be 30x50 with an airport roof for machine shed- storage. Simonson and could not see any reason to not approve the requested special use permit, (2025-01) conditional use-ag building as submitted .

Motion to move into the public hearing at 5:40 pm, made by Hoard, second by Fitz, there being no further discussion , upon the motion made, the following voted yes, Harsin, Fitz, Molzahn, Hoard, Simonson, absent, Swink. Voting no none: Motion carried. Chairman Simonson opened the public hearing, (no one from the public was in attendance) motion made by Molzahn, second by Fitz to approve, special use permit-conditional use-ag building # 2025-1 to Dan Stoelting, at 305 Cumberland St. There being no discussion upon the motion made, and upon roll call vote the following voted yes: Hoard, Fitz, Molzahn, Harsin and Simonson, absent, Swink. Voting no, None. Motion carried. Motion made by Molzahn to adjourn the meeting at 5:45pm, seconded by Harsin, there being no further discussion upon the motion made the following voted yes, Molzahn, Fitz, Harsin, Hoard, Simonson, absent Zwink. Motion carried . Meeting adjourned at 5:45pm

Submitted by:
Janet Dietz, City Clerk

Janet Dietz



PUBLIC NOTICE
PUBLIC HEARING-ALMA PLANNING COMMISSION

NOTICE IS HEREBY GIVEN, that a **PUBLIC HEARING** of the Planning Commission of the City of Alma, Nebraska, will be held at **5:30 P.M. ON Tuesday May 20th, 2025, at Alma City Hall**, which meeting will be open to the attendance of the public. The purpose of the meeting is to discuss an Application for special use permit, to build a Conditional Use Agricultural Building. An agenda for such meetings is kept continuously current and is available for public inspection at the Office of the City Clerk.

This is an open meeting of the Alma Planning Commission. The Alma Planning Commission abides by the Open Meetings Act in conducting business. A copy of the Open Meetings Act is displayed on the wall of the meeting room as required by state law.

AGENDA

MAY 20, 2025

- 1. APPROVE MINUTES FROM JUNE 26, 2023, MEETING**
- 2. PUBLIC HEARING - REGARDING SPECIAL USE PERMIT FOR AN APPLICATION, BY DANIEL STOELTING TO BUILD A CONDITIONAL USE AGRICULTURAL BUILDING, FCL N ¼ OF 33-2-18, AKA SIMMS BLK 7&8 CITY OF ALMA NE. PARCEL ID 200021210, 308 CUMBERLAND, ALMA, NE**

This is a public meeting which is open to the attendance of the public. As of May 16, 2025, any additions or deletions may be obtained at the City Office.

Janet Dietz, City Clerk

MINUTES OF
ALMA CITY PLANNING COMMISSION
June 26, 2023

A Public Hearing and meeting of the Alma City Planning Commission was held on June 26, 2023, at 5:33 p.m. at the Alma City. Notice of the meeting was given in advance by posting a notice, a designated method for giving notice. Advance notice of this meeting was given to all members of the Alma City Planning Commission. All proceedings hereinafter were taken while the convened meeting was open to the attendance of the public.

Members present were Kristen Molzahn, Nick Simonson, Zeb Swink, and Chairman Jim Miller. Dale Harsin was absent. Also, in attendance were City Clerk Dawn McNulty and Zoning Administrator Russ Pfeil.

Chairperson Miller presided over the meeting. He advised the public of the Open Meetings Act which is posted on the wall of the meeting room, and requested roll call: Kristen Molzahn – present, Nick Simonson – present, Zeb Swink – present, Dale Harsin (alternate)-absent, and Chairman Jim Miller-present. Motion made by Simonson, second by Molzahn to determine this meeting as previously publicized, duly convened and in open session. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Molzahn, Simonson, Swink, and Miller. Voting No: None. Motion carried.

Motion by Simonson, second by Molzahn to approve the minutes from the May 23, 2022, meeting. There being no discussion upon the motion, the following voted yes: Molzahn, Simonson, Swink, and Miller. Voting no: None. Motion carried.

Steve Duennerman discussed his plans for erecting a commercial storage unit next to Dave Scofield's. He discussed this would be 50 ft deep x 184 ft long x 23 ft high. He discussed that there were some changes from his original drawings and that he would be moving the building to the east however this will not change the driveway of the property. Molzahn asked about doors and Mr. Duennerman stated that there would be 12 doors.

Molzahn asked about the cement poles, and he stated that those would be dug up. Steve Duennerman discussed the removal of some concrete and burying it on the property where the building would be going. Zeb Swink stated that he would rather see that cement discarded as it could cause problems with drainage in the future. Steve Duennerman agreed to the removal of the concrete.

Motion to go into public hearing by Molzahn, second by Swink being no discussion upon the motion made and upon roll call vote, the following voted yes: Molzahn, Simonson, Swink, and Miller. Voting no: None. Motion carried.

Chairman Miller opened the Public Hearing at 5:41 p.m. that pending the changes to the size of the building, the placement of the building, and the removal of the concrete, on the building permit, the Conditional Use Permit to build commercial storage units at 11492 Cornhusker Road was approved. Requested roll call: Kristen Molzahn – yes, Nick Simonson – yes, Zeb Swink – yes, Jim Miller – yes.

Jim Miller brought it to everyone's attention that Jon Borden had resigned from the Planning Commission and that there is currently a vacant seat. He asked if the members of the board knew of anyone that might be interested in the position, to please let him know.

Motion by Molzahn, second by Swink to close the public hearing at 5:43 p.m. There being no discussion upon the motion made and upon roll call vote, the following voted yes: Molzahn, Simonson, Swink, and Miller. Voting no: None. Motion carried.

Motion by Molzahn, seconded by Swink to adjourn the meeting. The meeting was adjourned by Chairman Miller at 5:43 p.m.

Submitted by:
Dawn McNulty City Clerk



CITY OF ALMA PLANNING COMMISSION MAY 20TH 2025

MEETING INFORMATION

Objective: Daniel Stoelting Special Use Permit

Date: 05 /20/2025 **Location:** Alma City Office 614 Main St.

Time: 5:30 pm **Meeting Type:** Public Meeting/ Hearing

Facilitator Chairman-Administrator

Note Taker. Janet Dietz, City Clerk

PREPARATION FOR MEETING: Please Review packet.

ACTION ITEMS FROM PREVIOUS MEETING.

1. ELECT CHAIRMAN FOR PLANNING COMMISSION.
2. APPROVE MINUTES FROM JUNE 26TH, 2023

AGENDA ITEMS- PRESENTER.

1. SPECIAL USE PERMIT REQUEST- CONDITIONAL USE- AG BUILDING
DANIEL STOELTING .
2. OPEN PUBLIC HEARING: DISCUSS AND APPROVE.

OTHER NOTES OR INFORMATION



CITY OF ALMA

APPLICATION FOR SPECIAL USE PERMIT

Special Use Permit No. 2025-01

Address or location NE 1/4 of 33-2-18 W

Receipt No. 008832 Fee \$50.00 Date 4-18-2025

Under the provisions of Section 6 of the City of Alma Zoning Regulations the undersigned hereby applies for a Special Use Permit to:

Put up a machine shed to help support my current farm which has been going since I bought the property in 2016 and been my base of operations since.

On the property described as:

Parcel ID 200021210
~~Lot~~ Block Addition

Proposed development of the property is shown on plans attached hereto. Type and proposed use is as follows:

Conditional use Agricultural building

NAME Daniel Stoelting ADDRESS 308 Cumberland St

Telephone 308-920-1070 SIGNED [Signature]

Applicant

DATE OF PLANNING COMMISSION HEARING: 5-20-2025

Approved _____

Denied _____

DATE OF CITY COUNCIL HEARING: _____

Approved _____

Denied _____

Zoning Administrator

Parcel Information

<u>Parcel ID</u>	200021210
<u>Links</u>	
<u>Area #</u>	2
<u>Current Owner</u>	STOELTING, DANIEL
<u>Mailing Address</u>	308 CUMBERLAND ALMA, NE 68920-0000
<u>Situs Address</u>	A-2
<u>Tax District</u>	020
<u>School District</u>	1100 (ALMA SCHOOL-GENERAL)
<u>Legal Description</u>	FCL NE1/4 33-2-18 AKA SIMMS FCL BLK 7 & 8
<u>Class</u>	Agricultural

Current Value Information

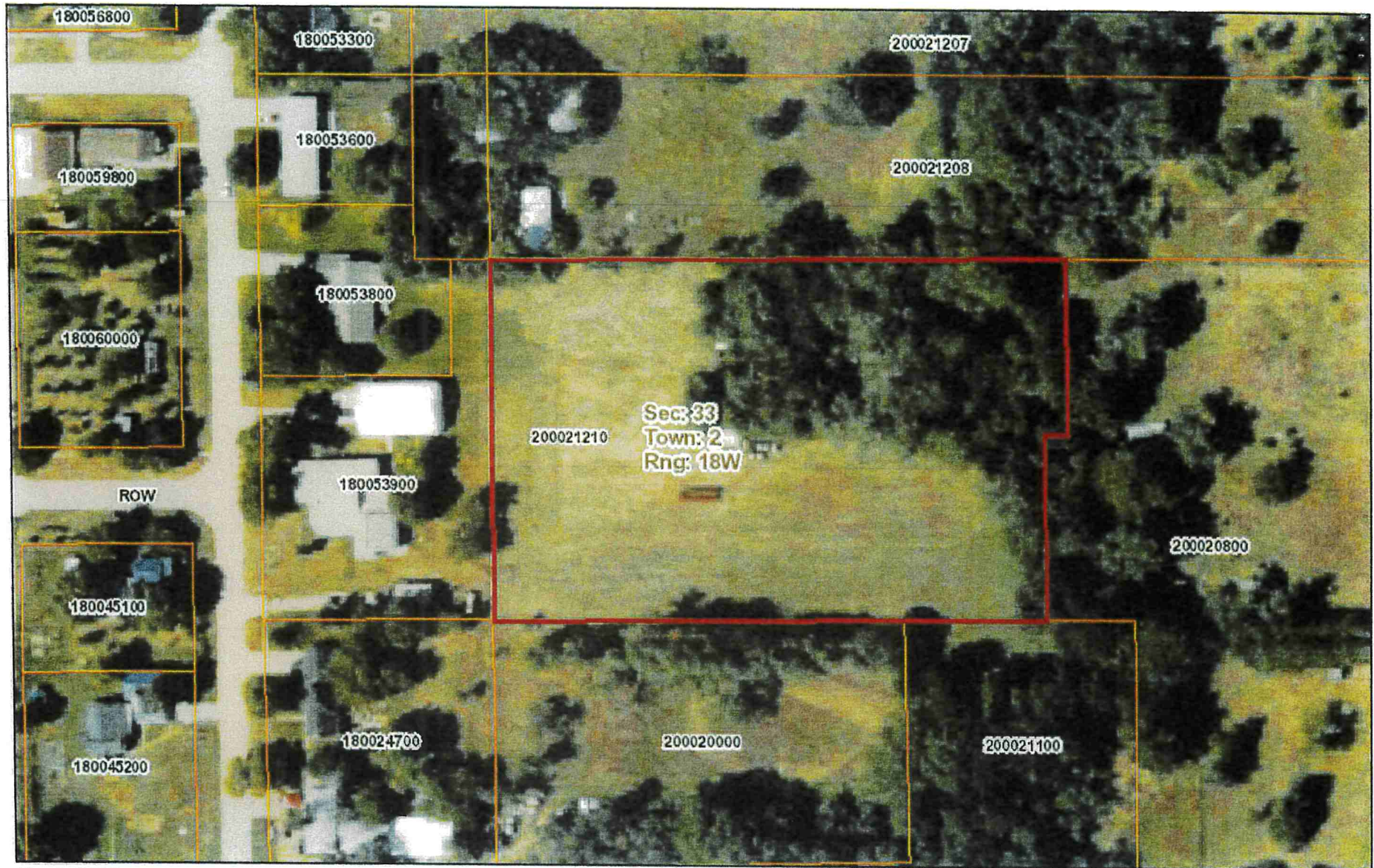
Land Value	Dwelling Value	Improvement Value	Total Value
\$8,500	\$0	\$0	\$8,500

Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2023	\$8,500	\$0	\$0	\$8,500
2022	\$8,500	\$0	\$0	\$8,500
2021	\$8,500	\$0	\$0	\$8,500
2020	\$1,700	\$0	\$0	\$1,700
2019	\$1,700	\$0	\$0	\$1,700

Agricultural Land Information

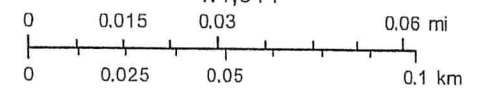
Soil Symbol	Soil Desc	Land Use	LVG	Spot LVG	Unit Value	Acres	Total Value
FARM	FARM SITE	SITE			2,500	3.4	8,500
					Totals	3.4	8,500




May 1, 2025
20:56 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:1,841



 IOLL

 Parcels

Sections