

Chairman Brent Alverson called the Monday, October 27, 2025, meeting of the Nemaha County Planning Commission to order at 6:55 p.m. in the Nemaha County Community Building with Planning Commission members Galen Ackerman, Brent Alverson, Freda Dobbins, Marya Haverkamp, Charity Henry, Todd Rokey, Bob Ruddick, Martin Schmelzle and Michael Schmelzle and Secretary Nancy Gafford present. County Counselor/ County Administrator Austin Parker was also present along with a group of interested citizens from the public.

At 7:00 p.m. Chairman Alverson opened the public hearing for the consideration of the proposed Land Development Code for Nemaha County (LDC). County Counselor/County Administrator Austin Parker (Author of the LDC) spent the next thirty minutes explaining the LDC to the assembled group.

The following Nemaha County citizens spoke at the hearing:

Kathy O'Brien—General Manager Nemaha/Marshall Electric Co-Op, Seneca,
Steve Macke, Baileyville.

Luke Sunderland—City Attorney for both the cities of Sabetha and Seneca, Sabetha.

Andy Grove, Bern

Roger Becker, Corning

Kenneth Keegan, Baileyville

Sarah Feldkamp, Seneca

Ed Meyer, South of Corning

Douglas Schmelzle, Seneca

Diane Haverkamp, Corning

Karen Bauman, Sabetha

Mary Ann Holsapple, Seneca,

Steve Brooks, Seneca City Administrator, Seneca

Don Lueger, Seneca,

Debbie Stallbaumer, Seneca

Matt Becker, Centralia

All the above listed citizens spoke on the proposed Land Development Code for Nemaha County. Their comments may be heard by listening to the audio recording of the complete hearing on the Nemaha County Website. *

Mr. Parker addressed a few questions from the public. He also clarified the adoption and modification processes for the LDC.

Following the public comments Chairman Alverson closed the public hearing at 8:45 p.m. and thanked the public for coming. He informed the public the Planning Commission would be considering the comments at the next Planning Commission meeting.

The Planning Commission returned to its regular meeting. Due to Thanksgiving and Christmas activities in November and December, it was consensus that the Planning Commission would hold one more meeting before the end of the year. Chair Alverson will

send an Email survey to see if Monday, December 1, 2025, will work for a November-December meeting.

Brent Alverson moved and Freda Dobbins seconded the motion to approve the Monday, September 22, 2025, minutes as Emailed. Motion carried.

Meeting adjourned at 9:00 p.m. with the date of the next meeting to be determined by the Email which will be sent by Chairman Alverson.

Respectfully submitted by

Nancy Gafford, Secretary

Brent Alverson, Chairman

Date

*For further detail on the hearing and information on the proposed Land Development Code for Nemaha County, please refer to “A deep dive into Nemaha County’s proposed zoning code” published in the Wednesday, October 8, 2025 issue of The Sabetha Herald. “Land Development Code public hearing set for next Monday” published in the Wednesday, October 22, 2025 issue of The Sabetha Herald and “More than 125 people attend zoning public hearing” in the Wednesday, November 5, 2025 issue of The Sabetha Herald.

