

SIOUX COUNTY BOARD OF COMMISSIONERS

HARRISON, NEBRASKA

April 18, 2023

The Sioux County Board of Commissioners met for a special meeting at the Sioux County Courthouse meeting room on April 18, 2023 at 10:00 a.m. with the following present: Commissioners Josh Skavdahl, J. W. Geiser and Hal Downer. County Clerk Michelle Zimmerman was also present. Reference was made to the Open Meeting Laws posted in the meeting room. Motion made by Downer seconded by Geiser to approve the agenda with the addition of approval of a recorded exemption submitted by William C. Eberspecher. On roll call vote, Geiser, yes; Downer, yes, Skavdahl, yes. Motion carried.

The pledge of allegiance was recited.

Hal Downer opened the meeting in prayer.

A public hearing was called to order at 10:00 a.m. with the following members of the public present: Jory Geiser, Harold and Wilma Andrews, Joy Dexter and Allen Jordan. The purpose of the public hearing was to hear public comment on a conditional use permit submitted by Dale Wickersham to allow Mr. Wickersham to build a six space RV campground in Section 25 Township 31, Range 53. The permit was previously approved by the Sioux County Planning Commission on the condition that the applicant make improvements to the road at the intersection of Glendy Road and Vogl Loop Road, in order to handle additional traffic.

Joy Dexter addressed the board with concerns regarding the conditional use permit submitted by Mr. Wickersham. Ms. Dexter questioned the legality of the permit. The change of use of the land from agricultural was questioned, stating that the property was purchased as and used as ag. Questions on the application have not been answered. Ms. Dexter would like to see a business and marketing plan submitted. Other concerns were expressed by Ms. Dexter.

Harold Andrews stated that White River Road is one of the most used roads in Sioux County, and that it is very rough. He is opposed to more traffic on the road at this time.

Road Superintendent Phipps stated that his perspective is that the county can't dictate what people can do on their private property. Phipps and County Attorney Edmund agreed that any work done to the county road during the construction phase will be done by the county.

County Attorney Edmund advised that we need to be careful with our overreach of private property rights.

A letter from Moni Hourt was received.

The public hearing was closed at 11:02, and the board reconvened into regular session.

Motion made by Geiser, seconded by Downer to approve the permit with the condition that the permittee work with the Sioux County Road superintendent if there are any road issues. On roll call vote, Geiser, yes; Downer, yes; Skavdahl, yes. Motion carried.

Jory Geiser addressed the board with road issues and questions.

Motion made by Geiser, seconded by Downer to add a tool box and headache rack to the surplus property list for the road department. On roll call vote, Downer, yes; Geiser, yes; Skavdahl, yes. Motion carried.

Recorded exemption #2023-3 submitted by Bill Eberspecher to split two existing parcels in order to sell portions to three purchasers in Sections 24 and 25, Township 32, Range 53 was reviewed. Upon a motion by Downer, seconded by Geiser, the exemption was approved. On roll call vote, Downer, yes; Geiser, yes; Skavdahl, yes. Motion carried.

Upon a motion made by Hal Downer, seconded by J. W. Geiser, the meeting adjourned from 12:00 a.m. to 1:00 p.m. for a lunch recess.

Micah Neill, Zelle reviewed the personnel policy and progress on the document.

There being no further business to come before the board, the meeting adjourned at 2:35 p.m.

/s/Josh Skavdahl  
Chairman of the Board

/s/Michelle J. Zimmerman  
Sioux County Clerk