

MEETING RECORD

Advanced public notice of the Planning Commission meeting was posted on the County-City bulletin board and the Planning Department's website. In addition, a public notice was emailed to the Lincoln Journal Star for publication on Tuesday, February 10, 2026.

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME, AND PLACE OF MEETING: Wednesday, February 18, 2026, 1:00 p.m., Hearing Room
112, on the first floor of the County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

IN ATTENDANCE: Lorenzo Ball, Dick Campbell, Maribel Cruz, Brett Ebert, Gloria Eddins, Bailey Feit, Cindy Ryman Yost, Ben Callahan, Steve Dush, Steve Henrichsen, Emma Martin, Shelli Reid, Jacob Schlange, and Laura Tinnerstet of the Planning Department, media, and other interested citizens.

STATED PURPOSE OF MEETING: Regular Planning Commission Hearing

Chair Cruz called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Chair Cruz requested a motion approving the minutes for the regular meeting held February 4, 2026.

Motion for approval of the minutes made by Campbell; seconded by Eddins.

Minutes approved 6-0: Campbell, Cruz, Ebert, Eddins, and Ryman Yost, voting "yes". Joy and Rodenburg absent. Ball abstained

Chair Cruz asked the Clerk to call for the consent agenda items.

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

February 18, 2026

Members present: Ball, Campbell, Cruz, Ebert, Eddins, Feit, and Ryman Yost. Joy and Rodenburg absent.

The Consent Agenda consists of the following items: Special Permit 20014B and Special Permit 25033.

There were no ex parte communications disclosed.

There were no ex parte communications disclosed relating to site visit.

The Clerk noted a request to move Item 1.3, **Preliminary Plat 26001**, from the Consent Agenda to a separate public hearing.

Campbell moved approval of the Consent Agenda; seconded by Eddins.

Consent Agenda approved 7-0: Ball, Campbell, Cruz, Ebert, Eddins, Feit, and Ryman Yost, voting “yes”; Joy and Rodenburg absent.

The Clerk noted that Commissioner Ball declared a conflict of interest on Public Hearing Item 4.2, **Text Amendment 26001**, and will recuse himself for public hearing and vote of that item.

Note: This is Final Action on Special Permit 20014B, Special Permit 25033, and Preliminary Plat 26001 unless appealed by filing a Notice of Appeal with the City Council or County Board within 14 days.

PRELIMINARY PLAT 26001- TO PLAT 63 FAMILY LOTS AND TWO OUTLOTS WITH ASSOCIATED WAIVERS, GENERALLY LOCATED AT N 18TH STREET AND FOLKWAYS BLVD.

PUBLIC HEARING:

February 18, 2026

Members present: Ball, Campbell, Cruz, Ebert, Eddins, Feit, and Ryman Yost. Joy and Rodenburg absent.

Staff Recommendation: Conditional Approval

There were no ex-parte communications disclosed.

There were no ex-parte communications disclosed relating to site visits.

Staff Presentation:

Emma Martin, Planning and Development Services, 555 South 10th Street, Lincoln, NE, came forward and presented an overview of the request for a preliminary plat at 1701 Folkways Boulevard. Martin explained that the proposal is to develop 63 single-family lots on approximately 15.4 acres. The property is zoned R3 Residential, which permits single-family uses, and is surrounded by R3 zoning.

Martin stated that access would be provided from Folkways Boulevard and Arctic Drive, with circulation facilitated by three proposed public streets. The applicant requested two waivers related to sanitary sewer design standards: one to allow sewer depth exceeding 15 feet, and one to allow the sanitary sewer to run opposite the street grade. Both waivers were approved by LTU Wastewater.

Martin emphasized that the property and proposed use align with existing and future land uses. The site is within walking or driving distance of schools and public parks. Martin referenced an amendment by DaNay Kalkowski regarding Condition 1.13 to be discussed when the applicant presents. Planning and Development Services support the amendment.

Applicant:

DaNay Kalkowski, 1128 Lincoln Mall, Suite 105, Lincoln, NE, appeared on behalf of the developer. Kalkowski explained that the 15.4-acre site is located within the North Hills neighborhood and was recently acquired through a property exchange with LPS. She noted that the property has remained undeveloped for more than 20 years. The request before the Commission is for approval of a preliminary plat to develop single-family residential lots designed to be compatible with the surrounding neighborhood.

Kalkowski noted the developer attended a North Hills Homeowners Association meeting in November. Neighbors were generally comfortable with the additional development. Drainage concerns were addressed with a detention cell proposed on the west side of the property. Kalkowski added that new lots would join the existing HOA with covenants similar to the neighborhood. The development would return the property to productive use and complete the neighborhood infrastructure.

Kalkowski explained the amendment to Staff Condition 1.1.3 regarding ProAg requirements. The amendment would allow the guidelines to be addressed before final plat approval without delaying action on the preliminary plat. The applicant is requesting approval subject to all staff conditions, including the proposed amendment.

Staff Questions-

Campbell asked about the land in the northeast corner, which is not part of the development.

Kalkowski explained that the city had acquired it from LPS for a park before the site transfer.

Proponents:

No one approached in support.

Neutral:

Joan Speicher-Simpson, 1634 Folkways Boulevard, Lincoln, NE, came forward and stated that she lives directly across from the proposed development. Speicher-Simpson expressed support for single-family housing rather than apartments and appreciated that a small park would be retained, suggesting that a larger area could provide recreational opportunities for residents. Speicher-Simpson emphasized that she was speaking for herself and not the entire North Hills HOA.

Speicher-Simpson raised traffic concerns, noting that Folkways Boulevard is already narrow and congested during peak hours. Speicher-Simpson requested that the four planned lots on the north side have driveways entering the new internal streets rather than Folkways and asked for confirmation that all homes would be single-family, noting concerns about narrower lots on the east side. Speicher-Simpson referenced traffic and appearance issues on Indigo Road as an example to avoid.

Speicher-Simpson suggested extending North 17th Street south to provide an alternative exit from the neighborhood and proposed that North 16th Street end in a cul-de-sac or dead end to limit traffic and allow vehicle turnaround. Speicher-Simpson concluded by thanking the Commission for its time and consideration.

Opposition:

No one approached in opposition.

Staff Questions:

Campbell asked about parking limitations along Folkways Boulevard.

Martin clarified that Folkways Boulevard is not part of the preliminary plat; parking within the development streets will be allowed on both sides.

Chair Cruz inquired about parking and access within the development, asking whether residents and visitors would park in garages, driveways, or on the street.

Martin responded that residents could park in their garages or driveways, and on-street parking would also be available for visitors. Martin noted that access to Folkways serves as an entry and exit point for development, but individual lots would not have direct access onto Folkways or North 18th Street.

Eddins asked whether the streets could be designed as a dead end, noting that due to EMS route requirements, two exits may be necessary because fire trucks cannot turn around on certain streets.

Martin responded that she could not confirm whether that was accurate and apologized, stating she did not have that information.

Steve Henrichsen, Planning and Development Services, 555 South Street, Lincoln, NE, came forward and clarified that a preliminary plat differs from conditional use permits and planned unit developments in that it is largely an administrative decision focused primarily on streets, water, and utilities. Henrichsen noted that the lot layout shown is representative of the applicant's current plan, but the Commission is not approving a frozen or final site layout. Henrichsen stated that under preliminary plat regulations, the City does not have authority to dictate specific design elements, such as requiring a cul-de-sac. Regarding Folkways Boulevard, he explained that driveways from the new development could be allowed, noting that more than 40 existing homes already have driveways on that street. Henrichsen added that while Folkways is long and relatively straight, which can raise concerns about speeding, the presence of driveways can sometimes help calm traffic because drivers are more cautious of vehicles backing out. Henrichsen acknowledged that backing movements carry their own risks but noted that such conditions are common throughout residential subdivisions.

Eddins asked whether roads should avoid dead ends to allow EMS access.

Henrichsen replied that the planning department generally prefers roads for emergency connectivity and to meet block length requirements. Henrichsen noted that ending the road in a cul-de-sac might not comply with block length standards and acknowledged Eddins' point.

Cruz asked for clarification, and Henrichsen explained that the review focuses on zoning compliance rather than design. Henrichsen stated that the project meets all applicable zoning and subdivision regulations, except for two sanitary sewer waivers, which LTU approved.

Ebert asked whether public input would be required for final design decisions, such as whether the lots would be single-family or two-family.

Henrichsen responded that no additional public process is required. Once the preliminary plat is approved, the applicant may proceed with the final plat, which must conform to R3 zoning. The neighborhood allows single-family or two-family units, so while the applicant intends to develop single-family lots, this approval does not legally restrict the use to single-family only.

Ryman Yost if the amendment language is acceptable.

Martin confirmed that Planning and Development Services support it.

Applicant Rebuttal:

Kalkowski added that the development is designed with sensitivity to additional traffic, remaining single-family residential, and providing multiple access points. Kalkowski concluded by offering to answer questions.

PRELIMINARY PLAT 26001
ACTION BY PLANNING COMMISSION

February 18, 2026

Campbell moved to close the public hearing; seconded by Eddins.

Campbell moved to approve Preliminary Plat 26001, with one amendment and two waivers recommended by staff and applicant: seconded by Eddins.

Campbell stated the development is a good fit, previously considered for a school site, and completes the neighborhood.

Ebert asked whether the proposed amendment should be incorporated; Campbell confirmed approval includes the amendment and waivers.

Cruz asked if a new motion was needed; Henrichsen clarified that the motion incorporates the amendment and waivers.

Chair Cruz noted the project represents effective infill, provides green space, and anchors the neighborhood.

Motion for approval of Preliminary Plat 26001, with one amendment and two waivers recommended by staff and applicant carried 7-0, with Ball, Campbell, Cruz, Ebert, Eddins, Feit, and Ryman Yost voting “yes”. Joy and Rodenburg absent.

ANNEXATION 26001, TO ANNEX APPROXIMATELY 34 ACRES GENERALLY LOCATED NORTHEAST OF S. 98TH STREET AND PINE LAKE ROAD.
AND
CHANGE OF ZONE 26001, REDTAIL HEIGHTS PLANNED UNIT DEVELOPMENT (PUD), FOR A CHANGE OF ZONE ON APPROXIMATELY 34 ACRES FROM AG AGRICULTURAL TO R-3 PUD ON PROPERTY GENERALLY LOCATED NORTHEAST OF S. 98TH STREET AND PINE LAKE ROAD, WITH ASSOCIATED WAIVERS.

PUBLIC HEARING:

February 18, 2026

Members present: Ball, Campbell, Cruz, Ebert, Eddins, Feit, and Ryman Yost. Joy and Rodenburg absent.

Staff Recommendation: Conditional Approval

There were no ex-parte communications disclosed.

There were no ex-parte communications disclosed relating to site visits.

Staff Presentation:

Jacob Schlange, Planning and Development Services Department, 555 South Street, Lincoln, NE, came forward and presented on behalf of Red Tail Heights PUD, which combines requests for annexation and change of zone. Schlange explained the application area encompasses approximately 34 acres, representing phase one of a 155-acre PUD. Upon full buildout, the PUD will include 679 dwelling units (single-family detached, single-family attached, and multifamily) and 60,000 square feet of commercial floor area. Phase one along 98th Street will follow R2 zoning, with the remainder of single-family lots following R3 zoning.

Schlange noted the development will use the city’s pump station ordinance to provide sanitary sewer service and include at least 10% of lots smaller than 4,000 square feet, exceeding requirements. Accessory dwelling units (ADUs) will be permitted on all lots with a maximum floor area of 60% of the main house. Transportation improvements include upgrades along 98th Street and Pine Lake Road, with additional turn lanes at 100th and 102nd Streets. A proposed bike trail network will connect the northern boundary through preserved outlots to Vine Cliff and 98th Street. Schlange confirmed the site plan aligns with the 2050 Comprehensive Plan.

Staff Questions-

Ball asked Schlange for clarification on the phased PUD, noting that phase one is being reviewed now and asking whether phases two through five would require separate PUDs or amendments.

Schlange explained that the current review covers the entire PUD as it is planned for build-out, but the PUD is officially created with only 34 acres of phase one. Each subsequent phase will require a full amendment to the

PUD to incorporate the additional acreage. Schlange noted that city departments have reviewed the plan to consider the full build-out, and future amendments will provide the developer with an opportunity to revise the site plan as needed while only adding the acreage for that phase.

Ball acknowledged the explanation and had no further questions.

Applicant:

DaNay Kalkowski, 1128 Lincoln Mall, Suite 105, Lincoln, NE, and Mark Palmer, Olsson, 601 P Street, Suite 200, Lincoln, NE, appeared on behalf of Red Tail Heights LLC. Kalkowski provided an overview of the northeast corner at 98th Street and Pine Lake Road, noting prior appearances regarding the Comprehensive Plan amendment, subdivision, and zoning regulations for the sanitary sewer pump station and force main. Kalkowski stated the project proposes a mixed-use PUD with the first phase of annexation. The entire site plan and grading plan for Wandering Creek were submitted so all details could be reviewed together; approval at this stage only locks in zoning and annexes phase one. Subsequent phases will proceed with minimal complications if the submitted site plan is maintained. The PUD incorporates requirements for the use of the pump station and force main.

Kalkowski described the mix of uses, including approximately 60,000 square feet of commercial space and a variety of residential types. Higher-density and commercial uses are located along 98th Street, with single-family and larger lots transitioning to adjacent acreage neighbors. Site design preserves natural green space beyond minimum requirements. Walkways and sidewalks provide neighborhood access to green spaces, with consideration for crossings and accessibility. A neighborhood meeting in January included acreage neighbors to the east and single-family neighbors to the west, where concerns about the development of the 150-acre site were discussed. Tree masses along the back of the eastern lots will be preserved as buffers. Street connectivity is required under subdivision ordinances, with eastern connections part of later phases and construction first on the west side.

Kalkowski also noted arterial street connections, including two planned connections to 98th Street, with intersection improvements addressed in the annexation agreement. Pedestrian connectivity to the nearby school in the Vintage Heights neighborhood was highlighted. Kalkowski then turned the presentation over to Palmer to discuss planned lot types and special conditions related to the pump station and force main.

Palmer addressed the Commission regarding lot types and overall design. Grayish lots on the site plan represent the 4,000-square-foot lots noted by Schlange. The development team includes members who previously worked on Wandering Creek, including Roger Bumgarner of Ironwood Builders, assisting with planning and lot design. Palmer emphasized a range of high-quality homes, from smaller homes for downsizing to larger single-family homes, including row homes and lots of varying sizes, transitioning eastward.

Palmer highlighted the preservation of trees and open space, planned amenities including a community park and internal walking paths, creating a loop through the neighborhood with connectivity to 98th Street. As discussed by Schlange, a future bike trail will be integrated with preserved green spaces. In terms of density, Palmer noted the lift station ordinance requires five dwelling units per acre. The plan includes approximately 639 units: 275 apartments, 40 smaller 4,000-square-foot lots, and remaining single-family lots to meet density requirements. Palmer concluded by emphasizing a high-quality, well-connected neighborhood with a mix of housing types and preserved natural areas.

Kalkowski stated they were available to answer questions and noted that, after discussion, Roger Bumgarner would provide additional details regarding the smaller lots.

Roger Bumgarner, 11345 Whispering Creek Drive, Lincoln, NE, appeared and stated he is the builder for most of Red Tail Heights, working with Palmer and the development team through Ironwood Builders and Element Homes. Like Wandering Creek, he may sell lots to selected builders to maintain oversight and control.

Bumgarner described three main areas of development. The RT portion along 98th Street includes office and rowhouse components designed to appear residential, with traditional roof lines, shingles, stone, and siding. Alley-loaded units in the center will have front doors facing the main street, rear garages accessible via alleys, and optional ADUs designed to blend with roof lines. The perimeter will feature single-family homes with front-load garages, offering two- and three-stall options with preliminary designs of at least 1,450 square feet. Bumgarner emphasized quality materials, maximizing value, and maintaining affordability across all three areas of phase one.

Palmer added that alley-loaded units will also be used for the 54 smaller lots, with additional central units in future phases. Similar developments exist elsewhere, including Village Gardens, Cody Lane near 16th Street, and northeast of 14th and Yankee Hill Road near an office complex developed by Rick Krueger. Palmer stated the intent is to replicate the style and character of those successful developments at Red Tail Heights.

Proponents:

No one approached in support.

Neutral:

No one approached in a neutral capacity.

Opposition:

Kraig Lofquist, 9719 Chateau Circle, Lincoln, NE, appeared and expressed concerns regarding traffic impacts. Lofquist noted that 98th Street runs adjacent to his backyard and that, although a traffic study was completed in November, traffic has increased significantly since the street opened from Old Cheney to A Street. Additional development, including commercial use, could exacerbate congestion near Napa Ridge and Old Cheney and affect traffic around Kloefkorn Elementary School. Lofquist raised safety concerns for pedestrians and cyclists, particularly regarding existing walking and biking trails like the Billy Wolff Trail and requested further review of traffic and safety impacts.

Chair Cruz thanked Lofquist for submitting his letter.

Staff Questions:

Campbell asked Schlange if there had been any discussion with LTU about an underpass to accommodate bicycle and pedestrian traffic.

Schlange responded that no such discussion had occurred. Schlange noted that discussions regarding improvements at Vine Cliff and Napa Ridge have been ongoing and informed by the traffic study submitted by the applicant. The precise geometry of those intersections is still being determined, and the most recent recommendation from LTU was the potential use of a roundabout to help ease traffic in those locations.

Campbell thanked Schlange, and Chair Cruz asked if there were any other questions; there were none.

Applicant Rebuttal:

Kalkowski provided a brief rebuttal regarding traffic. The traffic study submitted to the city accounted for conditions after the new sections of 98th Street opened. Ongoing discussions continue to determine the best solutions at western intersections near homes and the new school east of the site, which increases school-related traffic on 98th Street. Pedestrian and bicycle crossings, particularly for children, are being considered in coordination with LTU. Final determinations are in progress, and Kalkowski stated the team is available for questions.

Staff Questions:

Campbell asked Kalkowski whether a separate permit would be required in addition to the change of zone and annexation.

Kalkowski explained that if development proceeds in accordance with the PUD, a separate permit is not needed. Kalkowski clarified that while the PUD constitutes a change of zone, it functions similarly to a preliminary plat or special permit by including the site plan details.

Campbell acknowledged the explanation and thanked Kalkowski.

ANNEXATION 25001 AND CHANGE OF ZONE 26001
ACTION BY PLANNING COMMISSION

February 18, 2026

Campbell moved to close the public hearing; seconded by Eddins.

Campbell moved to approve Annexation 26001, seconded by Eddins.

Campbell moved to approve Change of Zone 26001, seconded by Eddins.

Eddins stated that the development aligns with the area's southward growth. While acknowledging long-time neighbors' concerns, Eddins noted that traffic on 98th Street and children's safe passage to school will require careful planning. Eddins expressed hope for a safe solution for families navigating busy intersections and commented positively on the 4,000-square-foot lots, noting potential for accessible homes that allow residents to age in place.

Campbell referenced a letter regarding wildlife and noted that preserved green spaces between development areas—like Village Gardens and Fox Hollow—provide ample room for foxes, deer, and other species to move safely. Campbell concluded that the development allows sufficient space for wildlife movement.

Ryman Yost echoed fellow commissioners, calling the plan a well-designed development. She appreciated the mix of lot sizes, inclusion of ADUs, and preservation of trees and greenways as neighborhood amenities. Yost emphasized accessibility, noting multi-story designs with only stairs could limit access, and highlighted the need for a thoughtful mix of designs to accommodate all residents.

Eddins briefly commented on the importance of accommodating visitors with mobility needs.

Ryman Yost expressed full support for both items, reinforcing approval of the development plan, lot mix, ADUs, preserved green spaces, and accessible design features.

Ebert agreed, noting the development is thoughtfully designed and a valuable addition to Lincoln. Ebert highlighted the alley-loaded homes, comparing them to a similar concept in Fallbrook, emphasizing their contribution to a walkable neighborhood.

Feit emphasized the importance of sidewalks and bike paths for safe student access to Kloefkorn Elementary and further south. Feit also appreciated the phased development, starting near the city and gradually moving east.

Ball had nothing further but agreed that the project is a well-designed mixed-use development. He, along with Eddins, emphasized traffic considerations on 98th Street, especially near the school, to ensure children's safety.

Chair Cruz thanked the commissioners for their thorough and insightful comments.

Motion for approval of Annexation 26001 carried 7-0, with Ball, Campbell, Cruz, Ebert, Eddins, Feit, Joy, and Ryman Yost voting “yes”. Joy and Rodenburg absent.

Motion for approval of Change of Zone 26001 carried 7-0, with Ball, Campbell, Cruz, Ebert, Eddins, Feit, and Ryman Yost voting “yes”. Joy and Rodenburg absent.

TEXT AMENDMENT 26001- TO AMEND LINCOLN MUNICIPAL CODE SECTION 27.63.810 FARM WINERY TO MODIFY PROVISIONS RELATED TO THE SALE OF FOOD AND ALCOHOL PRODUCED ON AND OFF-SITE, ALONG WITH PROVISIONS RELATED TO THE ALLOWED USE OF A SINGLE-FAMILY DWELLING AND PROVISIONS FOR ASSOCIATED SOCIAL HALL SPECIAL PERMITS AT A FARM WINERY.

PUBLIC HEARING:

February 18, 2026

Members present: Campbell, Cruz, Ebert, Eddins, Feit, and Ryman Yost. Ball recused; Joy and Rodenburg absent.

Staff Recommendation: Approval

There were no ex-parte communications disclosed.

There were no ex-parte communications disclosed relating to site visits.

Staff Presentation:

Ben Callahan, Planning and Development Services Department, 555 South Street, Lincoln, NE, came forward and presented a text amendment regarding farm wineries within the city’s three-mile zoning jurisdiction. Callahan explained that under current regulations, farm wineries in AG zoning require a special permit, which allows on-site wine production and sales but restricts additional alcohol sales and off-site food sales. Working with Commissioner Ball and the applicants for Capital View Winery, the amendment would allow farm wineries to conduct both on-site and off-site food sales, obtain a Class I license for on-site alcohol sales with a limit of 25% of total sales for additional alcohol, rent dwelling units on the property instead of requiring occupancy by the owner or an employee, and combine a farm winery special permit with a social hall special permit on the same property. Callahan emphasized that all other special permit requirements remain in effect, and the changes are intended to provide greater operational flexibility for farm wineries while maintaining the agricultural character of the property, ensuring that the site does not operate as a full-time restaurant or bar. Callahan concluded by offering to answer any questions from the Commission.

Staff Questions-

Ebert asked whether a social hall special permit would create conflicting restrictions for alcohol sales not produced on-site.

Callahan responded that the social hall and farm winery special permits are treated separately. The social hall would require its own liquor license, and alcohol sales limits for the farm winery would apply only to that business.

Ebert asked if the 25% alcohol limitation for the farm winery would apply when a social hall permit exists.

Callahan noted that limits apply to farm winery sales only; social hall sales would be independent.

Steve Henrichsen, Planning and Development Services, 555 South Street, Lincoln, NE, came forward and clarified that restrictions on farm wineries, such as the 25% additional alcohol limit, do not apply to social halls. Social halls in AG districts require the operator to reside on site, whereas farm winery regulations are more permissive regarding residency.

Applicant:

Desarie Ball, Capital View Winery, 2361 Wittstruck Road, Roca, NE came forward and explained that she and her husband are seeking to expand the farm winery special permit. Ball stated that the winery currently grows grapes, produces wine, and sells its own products along with small snack items. The couple requested additional flexibility to offer alcohol options, such as beer, for guests attending events, though these beverages would not be produced on-site. Ball also discussed plans to renovate the existing barn on the property into a social hall rather than constructing a new building and noted that the on-site residence could be used as a short-term rental for event purposes, such as providing overnight accommodation for wedding parties.

Proponents:

No one approached in support.

Neutral:

No one approached in a neutral capacity.

Opposition:

No one approached in opposition.

Staff Questions:

Ebert asked for clarification regarding whether a short-term rental would be permitted if a property had a special social hall permit and a residence on site.

Callahan responded that the request before the Commission pertains only to the farm winery special permit and does not modify the provisions of a social hall special permit, explaining that while the amendment would allow both a farm winery special permit and a social hall special permit to exist on the same property, the social hall would remain subject to its own separate requirements under the code, including the requirement that the owner reside on site.

Ebert stated that she wanted to understand whether the amendment would allow the applicant to offer additional alcohol options, operate a social hall, and permit a short-term rental on the property.

Callahan clarified that under the proposed amendment, a social hall would not be permitted on the site at present, but the residence could be rented for additional income. If the owner later sought approval for a social hall special permit, the property would need to meet all existing social hall requirements unless the ordinance were amended.

Henrichsen added that under current regulations, a social hall in the AG district requires the operator to reside on site, and that short-term rentals could consist of renting bedrooms or a portion of the dwelling if the operator resides in the house, noting that only one dwelling unit is permitted per 20 acres. Henrichsen further explained that if the property operates solely as a farm winery, the entire dwelling could be used as a short-term rental. Henrichsen emphasized that a social hall must meet additional requirements, including being located on a paved road due to anticipated traffic volumes, particularly for evening events, and noted that it may be possible to meet the requirements of both uses with operational adjustments.

Ebert indicated that this explanation addressed her questions.

Ebert noted that if the long-term intent is to allow a social hall and short-term rental together, future amendments to the social hall ordinances may be required.

Applicant Rebuttal:

Ball came forward and stated that she currently resides on the property and indicated that they would meet the on-site residency requirements if pursuing a social hall permit in the future. Ball added that she had no further comments at that time and thanked the Commission.

TEXT AMENDMENT 26001
ACTION BY PLANNING COMMISSION

February 18, 2026

Campbell moved to close the public hearing; seconded by Eddins.

Campbell moved to approve Text Amendment 26001; seconded by Eddins.

Ryman Yost expressed appreciation for planning staff working collaboratively with applicants to develop creative solutions that support and expand small business opportunities in the community and stated support for the request.

Chair Cruz agreed, describing the proposal as an interesting hybrid model, noting the positive contributions of the entrepreneurs operating the winery, and emphasizing the importance of not stifling entrepreneurial efforts while allowing opportunities for thoughtful expansion. Cruz also remarked on the winery's location in a scenic area of Lincoln-Lancaster County and stated full support of the request.

Motion for approval of Text Amendment 26001 carried 6-0, with Campbell, Cruz, Ebert, Eddins, Feit, and Ryman Yost voting "yes". Ball recused; Joy and Rodenburg absent .

Campbell moved to adjourn the Planning Commission meeting of February 18, 2026; seconded by Eddins.

Motion to adjourn carried 6-0: Campbell, Cruz, Ebert, Eddins, Feit, and Ryman Yost voted "yes." Ball, Joy and Rodenburg absent.

There being no further business, the meeting was adjourned at 2:24 pm.