

Village of Duncan Planning & Zoning Committee August 28, 2025 Meeting & Public Hearing

Planning & Zoning Committee Meeting Minutes

Date: August 28, 2025

Time: 7:05 PM-7:15PM

Location: Village Hall, 906 8th St., Duncan, NE. 68634

1. Call to Order

- Chairperson Don Reves called the meeting to order at 7:05 PM. Reves publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy in the room where the meeting was being held.

2. Roll Call

- Present: Josh Dahlberg, Jeff Oppliger, Don Reves, Betty Kropatsch, Ashley Gurley
- Secretary Marianna Evans & Zoning Administrator Doug Michalak also present
- Absent: Matt Bates

3. Pledge of Allegiance

- Meeting attendees stood and recited the Pledge of Allegiance

4. Approval of Agenda

- Motion to approve the agenda was made by Dahlberg and seconded by Gurley
- Voting Aye: Oppliger, Dahlberg, Reves, Kropatsch and Gurley
- Voting Nay: None
- Chairman declared motion carried

5. Approval of Previous Meeting Minutes

- Motion to approve minutes made by Dahlberg, seconded by Oppliger
- Voting Aye: Oppliger, Dahlberg, Reves, Kropatsch and Gurley
- Voting Nay: None
- Chairman declared motion carried

6. Open Public Hearing at 7:07pm

- Motion to open public hearing for Conditional Use Permit Barrel & Bangs made by Dahlberg, seconded by Oppliger
- Voting Aye: Oppliger, Dahlberg, Reves, Kropatsch and Gurley
- Voting Nay: None
- Chairman declared motion carried

7. Conditional Use Permit Ashlea Gurley (Barrel & Bangs Salon)

- Gurley presents Barrel & Bangs Salon at 922 9th Street to Commission and answers all questions to satisfaction
- Motion to close public hearing at 7:12pm made by Kropatsch, seconded by Dahlberg
Voting Aye: Oppliger, Dahlberg, Reves, Kropatsch and Gurley

- Voting Nay: None
- Chairman declared motion carried
- Motion to approve Conditional Use Permit for Barrel & Bangs Salon made by Oppliger, seconded by Dahlberg
- Voting Aye: Oppliger, Dahlberg, Reves, Kropatsch. Gurley abstained
- Voting Nay: None
- Chairman declared motion carried

8. Proposed Land Use

- Reves explained that a person had inquired about possibly using the land that Meadow Ridge bought for subdivision as a residential acreage with pigs and cows. Reves stated he received a couple different stories from different people and was unsure about the proposal. Therefore, he gave the person inquiring a chance to present his proposal to the Commission and get questions answered. With nobody from the Commission having had any direct communication with the person, the person inquiring is not present and the agenda item will be postponed until further notice.

Next Meeting Date

- October 20, 2025 at 7:00 PM

7. Adjournment

- Adjournment was made at 7:15 PM by Chairman Reves

Minutes recorded and submitted by:

Marianna Evans, Commission Secretary

All meetings are open to the public and a current agenda for said meetings will be posted at the Village Office, Post Office & T-Bone 2 on the Thursday prior to meeting and available for public inspection in the office of the Village Clerk.