

MINUTES OF PLANNING & ZONING COMMISSION
MAY 17, 2012
BUFFALO COUNTY COURTHOUSE
7:00 P.M.

Chairperson Erickson opened the meeting at 7:00 P.M. at the Buffalo County Courthouse in Kearney, NE on May 17, 2012.

Present were: Scott Brady, Ken Erickson, Willie Keep, Richard Skelton, Leonard Skov, Gwen Stengel and Loye Wolfe. Absent: Marlin Heiden and Paul Steinbrink, Sr. Also attending were Deputy County Attorney Melodie Bellamy, Zoning Administrator LeAnn Klein and two members of the public.

Notice of the meeting was given in advance thereof by publication in the legal newspaper. A copy of the proof of publication is on file in the Zoning Administrator's office. Advance notice of the meeting was also given to the Planning & Zoning Commission and availability of the Agenda was communicated in the advance notice. The agenda is available for anyone wanting a copy of the agenda.

Chairperson Erickson announced that in accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act is available for review and is posted on the easel and we do abide by the Open Meetings Act.

The public forum was opened at 7:01 P.M. There was no one present to address the Commission. The public forum closed at 7:01 P.M.

Chairperson Erickson announced the new business would be heard first. A "Citizens Guide to Nebraska's Open Meetings Law" was handed out and Deputy County Attorney Bellamy led the discussion on open meetings law.

Other office procedures were also discussed. Klein explained the process of special use permits.

The report on previous hearings was also given by Klein.

Enforcement of permits was also discussed. Conditions of previous special use permits were also discussed.

Klein handed out information for livestock truck washes as requested by the Planning & Zoning Commission.

The next meeting will be June 21, 2012. Chairperson Erickson announced he will not be in attendance at the June meeting.

Discussion followed regarding Section 5.12, Section 5.14 and Section 6.4 of the Buffalo County Zoning Regulations. A lengthy discussion followed. A motion was made by Wolfe, seconded by Brady to set a public hearing on June 21, 2012 for discussion on Section 5.12, 5.14 and

Section 6.4 amendments. Voting yes were Wolfe, Brady, Erickson, Keep, Skelton, Skov and Stengel. Voting no: none. Absent: Heiden and Steinbrink. Motion carried.

After discussion on conservation districts, a motion was made by Skov, seconded by Skelton to set June 21, 2012 as a public hearing for a rural conservation district. Voting yes were Skov, Skelton, Brady, Erickson, Keep, Stengel and Wolfe. Voting no: none. Absent: Heiden and Steinbrink. Motion carried.

A motion was made by Skov, seconded by Wolfe to set June 21, 2012 for a public hearing on amending Section 5.54 #9 and #10 to allow wind turbines under Commercial zoning. Voting yes were Skov, Wolfe, Brady, Erickson, Keep, Skelton and Stengel. Voting no: none. Absent: Heiden and Steinbrink. Motion carried.

Old Business: Moved by Skelton, seconded by Stengel to approve the minutes of the April 19, 2012 as mailed. Voting yes: Skelton, Stengel, Brady, Erickson, Keep and Wolfe. Voting no: none. Abstain: Skov. Absent: Heiden and Steinbrink. Motion passed.

Erickson adjourned the meeting at 8:30 P.M.