

MINUTES OF PLANNING & ZONING COMMISSION
JULY 18, 2013
BUFFALO COUNTY HIGHWAY DEPARTMENT BUILDING
7:00 P.M.

Chairperson Scott Brady opened the meeting at 7:00 P.M. at the Buffalo County Highway Department Building in Kearney, NE with a quorum present on July 18, 2013.

Present were: Scott Brady, Marlin Heiden, Willie Keep, Richard Skelton, Leonard Skov, Gwen Stengel and Loye Wolfe. Absent: Ken Erickson and Paul Steinbrink, Sr. Also attending were Deputy County Attorney Andrew W. Hoffmeister, Deputy County Attorney Kari Fisk, Zoning Administrator LeAnn Klein and ten 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 Brady 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 we do abide by the Open Meetings Act.

Chairperson Brady noted the special use permit for Lance Shrader has been withdrawn and will not be heard tonight.

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 Brady opened the public hearing at 7:02 for a zoning map amendment submitted by James and Carol Whitesel from Agricultural to Agricultural-Residential on the following legal description: All of the South Half of Southeast Quarter of the Southwest Quarter (S ½ SE ¼ SW ¼) of Section Ten (10), Township Eleven (11) North, Range Eighteen (18) West of the 6th p.m., Buffalo County, Nebraska, lying North and East of the County Road running through said South Half of the Southeast Quarter of the Southwest Quarter (S ½ SE ¼ SW ¼) of said Section. Trenton Snow said this property was located east of Miller off 270th Road. James Whitesel told the Commission they want to build a new home on 1.6 acres east of Miller on 270th Road. The land has to be in their name for loan purposes.

Hoffmeister asked how far from the AGR in Miller was this property located and how far from the nearest residence. Snow said it is very close to the AGR line of Miller.

Hoffmeister asked about close it was to a hard-surfaced road. Snow said the hard surfaced road is about one mile.

Trenton Snow said it was very close to the AGR line of Miller. The nearest residence was $\frac{3}{4}$ mile. There are currently 2 homes situated on this property.

Heiden asked where the house would be build.

Skelton asked if they had a use for the existing house. Whitesel said not at this time.

Hoffmeister said it was a density and spacial issue. Hoffmeister said they could have additional housing at a later time.

Whitesel said they have no intent to have additional lots.

Keep asked if they wanted to rezone the entire 11 acres. Their intent is to rezone the entire 11 acres.

Brady closed the public hearing at 7:19 P.M.

Hoffmeister referred to Section 11.3 of the Zoning Regulations. He said conditions could be placed on the motion.

Keep questioned if we want three drive-ways at this location.

Eldon Teter asked how it would affect his property. Hoffmeister replied you might have more neighbors.

Motion was made by Stengel, seconded by Heiden to approve the zoning map amendment submitted by James and Carol Whitesel from Agricultural (A) to Agricultural-Residential (AGR) and forward to the County Board with approval on the following legal description: All of the South Half of Southeast Quarter of the Southwest Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Ten (10), Township Eleven (11) North, Range Eighteen (18) West of the 6th p.m., Buffalo County, Nebraska, lying North and East of the County Road running through said South Half of the Southeast Quarter of the Southwest Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section.

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

Old Business: Moved by Heiden, seconded by Skelton to approve the minutes of the May 16, 2013 as mailed. Voting yes: Heiden, Skelton, Brady, Keep, Skov, Stengel and Wolfe. Voting no: none. Absent: Erickson and Steinbrink. Motion carried.

Other items were discussed.

The next meeting of the Planning & Zoning Commission will be August 15, 2013 at 7:00 P.M. if needed.

Chairperson Brady adjourned the meeting at 7:35 P.M.