



BUFFALO COUNTY PLANNING & ZONING

AGENDA & NOTICE OF PUBLIC MEETING THURSDAY, JUNE 18, 2026 7:00 P.M.

1. Call to Order and Roll Call
2. Announcement of Open Meetings Act
3. Agenda Review
4. Public Forum
5. Public Hearing
 - a. Termination for Special Use Permit Application to operate a ready-mix concrete plant, filed by Shane Roach located at 4785 Keystone Road, on part of tax parcel 660289100, described as a tract of land situated in part of Government Lot Two (2), now known as part of Lot One (1) Roach Administrative Subdivision, located in Section Thirty (30), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska.
 - b. Application for Zoning Map Amendment, filed by Shane Roach, for property described as a tract being part of Lot One (1), Roach Administrative Subdivision, a subdivision located in part of Government Lot Two (2) of Section Thirty (30), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, to rezone approximately 1.38 Acres, more or less, from Agriculture (AG) to Industrial (I).
 - c. Code amendments to The Buffalo County Subdivision Regulations, with renumbering as necessary, under "Exhibit E", The Subdivision Agreement for Road Maintenance, to add a return address to the front page of the document for recording purposes and to correct the resolution template on the notary.
6. Old Business
 - a. Approve minutes from April 16, 2026
7. New Business
 - a. Report on Previous Hearings
 - b. Correspondence and Other Business
 - i. ETJ
 - ii. Notices
 - c. Next Meeting
 - i. July 16, 2026, if needed
8. Adjourn

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THE PLANNING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION PER SECTION 84-1410 OF THE NEBRASKA REVISED STATUTES. THE PLANNING COMMISSION SHALL NOT ALTER THE AGENDA LATER THAN TWENTY-FOUR HOURS BEFORE THE SCHEDULED COMMENCEMENT OF THE MEETING PER NEB. REV. STAT. §84-1411.

ACCOMMODATIONS FOR THE DISABLED ARE AVAILABLE UPON REQUEST.

PLEASE CONTACT ADA COORDINATOR AT 308-236-1224 AT LEAST 48 HOURS PRIOR TO THE MEETING IF ACCOMMODATIONS ARE REQUIRED.