

Buffalo County Planning & Zoning Commission

1512 Central Avenue, PO Box 1270 • Kearney, Nebraska 68848

Phone (308) 236-1998 • Fax (308) 236-1870 • Email: zoning@buffalocounty.ne.gov



AGENDA & NOTICE OF PUBLIC MEETING THURSDAY, MARCH 16, 2023 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 Hearings
 - a. Discussion & Revision of Buffalo County Zoning and Subdivision Regulations as part of the Buffalo County Comprehensive Plan, or the general plan for the improvement and development of the county outside of the jurisdiction of any city or village, as required per Neb. Rev. Stat. §23-174.06.
 - b. Application for Vacation, filed by Mitch Humphrey, Registered Land Surveyor, on behalf of Brad Wegner, Trustee of 10075 First Avenue, L.L.C., for property described as Part of the public road (now known as 1st Avenue) as shown on the plat and dedication of Raasch Subdivision, a subdivision being part of the West Half of the Southwest Quarter of Section One (1), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska.
 - c. Application for Zoning Map Amendment, filed Mitch Humphrey, Registered Land Surveyor, on behalf of Brad Wegner, Trustee of 10075 First Avenue, L.L.C., for property described as Part of the public road (now known as 1st Avenue) as shown on the plat and dedication of Raasch Subdivision, a subdivision being part of the West Half of the Southwest Quarter of Section One (1), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, to rezone approximately 0.133 acres, more or less, from Agricultural – Residential (AGR) to Commercial (C).
 - d. Application for Zoning Map Amendment, filed by Kristal Stoner, Executive Director of Audubon Great Plains, for property described as Government Lot One (1), Government Lot Two (2), Government Lot Three (3), and the Southeast Quarter of the Northwest Quarter and the North Half of the Southwest Quarter of Section Fifteen (15), Township Eight (8) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, and Government Lot Eight (8), Section Ten (10), Township Eight (8) North, Range Fourteen (14)

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.

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West of the Sixth Principal Meridian, Buffalo County, Nebraska, to rezone approximately 362.7 acres, more or less, from Agriculture (AG) to Rural Conservation (RC).

- e. Special Use Permit Application to operate an educational and visitor center, filed by Kristal Stoner, Executive Director of Audubon Great Plains, for tax parcels 720145000 and 720173000, located at 44450 Elm Island Road, Gibbon, Nebraska, and described as Government Lot One (1), Government Lot Two (2), Government Lot Three (3), and the Southeast Quarter of the Northwest Quarter and the North Half of the Southwest Quarter of Section Fifteen (15), Township Eight (8) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska and Government Lot Eight (8), Section Ten (10), Township Eight (8) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska.

6. Old Business

- a. Approve minutes from February 16, 2023.

7. New Business

- a. Report on Previous Hearings
- b. Correspondence and Other Business
 - i. ETJ
 - ii. Notices
- c. Next Meeting
 - i. April 20, 2023, if necessary

8. Adjourn