MINUTES OF PLANNING AND ZONING COMMISSION
OCTOBER 15, 2026
BUFFALO COUNTY COURTHOUSE
7:00 P.M.

Notice of the meeting was given in advance thereof by publication in the Kearney Hub, the designated method for giving notice, on October 1, 2026. 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 and Zoning Commission and availability of the Agenda was communicated in the advance notice. The Agenda is available for anyone wanting a copy.

Chairperson Brady opened the meeting at 7:00 P.M. on October 15, 2026.

Chairperson Brady welcomed Sonya Petersen to The Buffalo County Planning Commission. Roll call was taken. In Attendance: Tim Kreutzer, Scott Stubblefield, Sonya Petersen, Joshua Chaney, Marc Vacek, Jeremy Sedlacek, and Scott Brady.
Willie Keep and Tammy Jeffs were absent.

Quorum was met.

Also attending were: Deputy County Attorney Josiah Davis and Zoning Administrator Dennise Daniels. There were no members of the public present.

Chairperson Brady announced The Open Meetings Act, and agendas were available if anyone wished to have one. Chairperson Brady announced that the next meeting date, shown on the agenda, was incorrect and should be revised to November 19, 2026.

The public forum was opened at 7:03 P.M. No one spoke. The public forum closed at 7:03 P.M.

Chairperson Brady announced the procedure and etiquette for the upcoming public hearings.

Public Hearing. 5(a)

Chairperson Brady opened the public hearing for Agenda Item 5(a) at 7:04 P.M., an application for Zoning Map Amendment, filed by Darril Hauser, Member of Shelton Crossing RV Community, LLC, for property described as a part of Government Lot 8, in Section 26, Township 9 North, Range 13 West of the 6th P.M., Buffalo County, Nebraska, to rezone approximately 2.92 Acres, more or less, from Agriculture (AG) to Commercial (C).

Neither the applicant nor anyone else in favor or opposed appeared.

Chairperson Brady stated that The Commission would wait ten minutes before advancing on the agenda to ensure the applicant had sufficient time to appear.

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The Commission discussed the matter and agreed that the item should not be denied and should be rescheduled.

Motion was made by Mr. Kreutzer and seconded by Mr. Chaney to recommend tabling the application until next meeting at which time the applicant could be present.

Upon roll call vote, the following Board members voted "Aye": Chaney, Kretuzer, Sedlacek, Stubblefield, Petersen, Vacek and Brady.
Voting "Nay": None.
Abstain: None.
Absent: Jeffs and Keep.

Motion carried.

Chairperson Brady closed the public hearing at 7:15 p.m.

Old Business

Minutes

Motion was made by Mr. Vacek and seconded by Mr. Sedlacek to approve the August 20, 2026 meeting minutes.

Upon roll call vote, the following Board members voted "Aye": Chaney, Kretuzer, Sedlacek, Stubblefield, Petersen, Vacek and Brady.
Voting "Nay": None.
Abstain: None.
Absent: Jeffs and Keep.

Motion carried.

New Business

Report on Previous Hearings

Zoning Administrator Daniels read a statement on behalf of the Buffalo County Board of Commissioners regarding the code amendment for manure. But supermajority, the Buffalo County Board of Commissioners revised the code amendment to show:

Amend Buffalo County Zoning Regulations under Section 6.6 (J)(2) with amendments noted in strikethrough for deletion, underlining for additions, and renumbering as necessary:

~~2. No manure disposal by spraying, injecting or spreading on land shall be closer than thirteen hundred and twenty (1,320) feet to an inhabited residence without written consent by the~~

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~~property owner of the residence. This restriction shall not apply to lands upon which the confinement or feedlot is located (Resolution 6-12-07).~~

"2. APPLICATION AND DISPOSAL OF MANURE

The application of manure by spraying, injecting, and spreading shall be permitted within all zoning districts of Buffalo County with no required setbacks or written consent by adjoining resident(s).

3. STORAGE AND STOCKPILING OF MANURE

Manure disposal by storing or stockpiling shall not occur within six hundred and sixty (660) feet of inhabited residence(s) in any zoning district of Buffalo County unless the applying landowner has obtained the prior written waiver of the owner of the inhabited residence(s) and is subject to the following provisions:

a. The requirement shall not apply to any residence for which the applying landowner has ownership.

b. All written waivers shall be submitted to the Buffalo County Zoning Office to be filed in the Buffalo County Register of Deed's Office.

c. If an applying landowner stockpiles within 660 feet of inhabited residence(s), without the prior written waiver of the inhabited residence landowner(s), and the Zoning Administrator is notified of a manure stockpile or storage site situated within 660 feet of inhabited residence(s), then the Zoning Administrator shall conduct an investigation of the query, and if confirmed, the Zoning Administrator shall send a written notice to the applying landowner. The applying landowner will have 30 days from the date of the written notice to:

    1. Obtain a written waiver from all affected inhabited residence land owner(s) within 660 feet; or
    2. Remove any manure storage or stockpile.

Definition of Stockpiling:

Stockpiling: The accumulation of manure, not situated on or within the production area of a confinement facility or feedlot derived from Class I or larger livestock confinement facility or feedlot, in mounds, piles, or other exposed and non-engineered site locations for the storage or holding for a period of not more than one year."

The Commission discussed the proposal and found it to be satisfactory and reasonable.

Correspondence and Other Business

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Zoning Administrator Daniels reported the extra-territorial jurisdictional boundary subdivisions that had been submitted by the city of Kearney and the city of Gibbon. Spruce Hollow West Fourth and Shier Estates Fifth Subdivision were reviewed and Zoning Administrator Daniels added that letters were submitted to the city of Kearney and city of Gibbon on their behalf.

Next Meeting

The next meeting is scheduled for November 19, 2026. Zoning Administrator Daniels stated there may three separate hearings that night.

Adjourn

Chairperson Brady adjourned the meeting at 7:38 P.M.

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Scott Brady, Chairperson Buffalo County Planning Commission	Tammy Jeffs, Secretary Buffalo County Planning Commission

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