

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, OCTOBER 21, 2021

5:00 p.m.

1. Call to Order and Roll Call
2. Announcement of Open Meetings Act
3. Public Hearing
 - a. Comprehensive Plan
4. Recess

7:00 p.m.

5. Reconvene & Roll Call
6. Re-Announcement of Open Meetings Act
7. Agenda Review
8. Public Forum
9. Public Hearing
 - a. Special Use Permit Application to operate a Recreational/Event Center, filed by Alissa Kern, on behalf of UDDUP, L.L.C., for property located at 51460 100th Road, Shelton, Nebraska, 68876, described as Part of the Southeast Quarter of Section Five (5) , Township Nine (9) North, Range Thirteen (13) West of the Sixth Principal Meridian, Buffalo County, Nebraska.
 - b. Application for Zoning Map Amendment, filed by Mitch Humphrey, licensed land surveyor, on behalf of Albert B. Loeffelholz and Janice M. Loeffelholz, for property described as Part of the Southwest Quarter of the Southeast Quarter of Section Six (6), Township Ten (10) North, Range Fifteen (15) West of the Sixth Principal Meridian, Buffalo County, Nebraska. The applicant has requested to rezone approximately 4.55 acres, of which approximately 0.28 acres are presently being used for road purposes on the South side, from AG – Agriculture to AGR – Agricultural Residential.
 - c. Code Amendment to correct typographical errors in Section 8.32, Buffalo Zoning Regulations, regarding signage.

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



- d. Code Amendments to Buffalo County Zoning Regulations, Section 5.16, in the Agriculture (AG) District, and Section 5.27, in the Rural Conservation (RC) District, to clarify minimum size requirements for existing farmsteads.

10. Old Business

- a. Approve minutes from June 17, 2021

11. New Business

- a. Report on Previous Hearings
- b. Correspondence and Other Business
 - i. Annexation/ETJ/Other
 1. City of Kearney
 - a. Annexation
 - b. Discussion: ETJ Response from The Commission
 - c. ETJ
 2. Dawson County Notice of Public Hearing
 3. Custer County Notice of Public Hearing
 4. Notice of Aeronautical Study – Mason City, Nebraska
- c. Next Meeting
 - i. November 18, 2021

12. Adjourn

This Commission/Board reserves power to go into Executive Session as allowed under Nebraska law.