

MINUTES OF PLANNING & ZONING COMMISSION  
MARCH 20, 2003  
BUFFALO COUNTY HIGHWAY DEPARTMENT  
7:00 P.M.

Chairperson Rick Pope called the meeting to order at 7:30 o'clock p.m. with a quorum present on March 20, 2003 at the Buffalo County Highway Department Building in Kearney, Nebraska.

Agenda for such meeting was regularly posted as required by law. Present were: Marlin Heiden, Gene Jamison, Rick Pope, Paul Steinbrink, Sr. and Loye Wolfe. Absent: Buss Francis "Buss" Biehl, Carson Fitzgerald, Craig Nickman and Richard Weiss. Also present were Deputy County Attorney Andrew Hoffmeister, Buffalo County Zoning Administrator LeAnn Klein and twelve members of the public.

The public forum was opened at 7:30 p.m. John Goodbrake addressed the Board regarding how Section 27-9-15 was zoned. Larry Nickman addressed the Board regarding rezoning his area in Section 11-9-16. Larry was advised by the Board to file a change of zoning for the next meeting. A hearing date of April 17, 2003 at 7:00 pm was set for this hearing. The public forum part of meeting was closed at 7:45. Francis "Buss" Biehl was present at 7:40 p.m.

Chairperson Rick Pope opened the hearing for the special use permit at 7:45 p.m. Ron Blessing spoke to the Board to ask that a special use permit be approved in Section 27-9-15 for real estate described in such permit. Ron explained what their intentions were. Chairperson Pope asked Andy Hoffmeister and LeAnn Klein what their recommendations would be. Deputy County Attorney Hoffmeister had no objection. Zoning Administrator LeAnn Klein said everyone had been property notified and the special permit was allowed in AG and had no opposition. The Board asked about noise and dust. Mr. Blessing said that they would only be crushing asphalt once or twice a year.

John Prescott, interim manager for the Kearney Airport also addressed the Board. His concern was approval by Federal Aviation Administration regarding the height that would be allowed.

After discussion, motion was made by Steinbrink, seconded by Heiden to forward the application for special use permit to the Buffalo County Board of Supervisors with the Buffalo County Planning & Zoning Commission's recommendation pending approval by the FAA. Voting yes: Steinbrink, Heiden, Biehl, Jamison, Wolfe and Pope. Absent: Fitzgerald, Nickman and Weiss. Motion passed.

Old Business: discussed changes for subdivisions, review of size and setbacks of commercial lots, livestock confinement setbacks and regulations and typos.

Hoffmeister was requested to give the Commission a proposed draft regarding possible amendment to Zoning Regulations concerning commercial lot size with the amendment reflecting a 50' setback from front and 55% maximum coverage of improvements over the lot. Also, to check to see if the loading space reservation needed review and change.

New Business: discussed 1000' setback in AG zone and also the farmstead lot size financing.

Moved by Heiden, seconded by Steinbrink to approve the January 16, 2003 minutes of meeting. Voting yes: Heiden, Steinbrink, Biehl, Jamison, Wolfe and Pope. Absent: Fitzgerald, Nickman and Weiss.

Rick Pope brought up re-election of Chairman. It was the consensus of everyone present to have Rick continue as chairperson and not have an election until next January.

Moved by Wolfe, seconded by Heiden to adjourn at 9:00 o'clock p.m. The next meeting will be Thursday, April 17, 2003 at 7:00 o'clock p.m.