

MINUTES OF PLANNING & ZONING COMMISSION  
DECEMBER 18, 2003  
BUFFALO COUNTY HIGHWAY DEPARTMENT  
7:00 P.M.

Vice-Chairperson Loye Wolfe called the meeting to order at 7:00 o'clock P.M. with the following members present on December 18, 2003 at the Buffalo County Highway Department Building in Kearney, NE.

Agenda for such meeting was regularly posted as required by law. Present were: Francis "Buss" Biehl, Karin Covalt, Paul Steinbrink and Loye Wolfe. Absent: Marlin Heiden, Gene Jameson, Rick Pope and Leonard Skov. Also attending was Buffalo County Zoning Administrator LeAnn Klein and one member of the public.

Vice-Chairperson Wolfe announced due to a lack of a quorum, the public hearing scheduled for tonight's meeting will be continued until the January 15, 2004 meeting. The public forum was opened at 7:01 P.M. Marv Reichert addressed the Commission regarding his concerns on the 1000' requirement. Marv stated he would address this issue during the old business on the agenda. The public forum closed at 7:02 P.M.

Old business: The Commission then discussed the 1000' setback requirement in the Agricultural district. Reichert questioned the point about being able to build one house in a quarter section of land and then being able to put another house directly across the road in another section. He feels that the 1000' should be eliminated. Wolfe said this is an issue that we are considering and still needs a lot of work. Our zoning regulations are not perfect and we still have lots of things to do. Steinbrink also asked how farmers will be able to aerial spray with the houses being closer together. Biehl feels we should have had zoning in place ten years ago.

Moved by Steinbrink, seconded by Covalt to approve the minutes of the November 20, 2003 meeting. Voting yes were Steinbrink, Covalt, Biehl and Wolfe. Voting no: none. Absent: Heiden, Jameson, Pope, and Skov. Motion passed.

The Commission discussed livestock, livestock waste regulations, subdivision regulations, public utility & utility grids in AGR, golf course & recreational reservation consideration. Wolfe stated we need more members of the Planning & Zoning Commission present before we can discuss this at length.

The next meeting of the Planning & Zoning Commission will be January 15, 2004 at the Highway Department. The time of the next meeting was discussed as either 6:30 or 7:00 pm. It was the consensus of the Commission present that maybe during the winter months we could meet at 6:30 P.M. instead of 7:00 P.M. Klein stated she would call the members not present to see what their preference would be.

Motion by Biehl, seconded by Steinbrink to adjourn at 7:30 P.M.

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Loye Wolfe, Vice-Chairperson

