

MINUTES OF PLANNING & ZONING COMMISSION  
NOVEMBER 18, 2004  
BUFFALO COUNTY HIGHWAY DEPARTMENT  
7:00 P.M.

Chairperson Rick Pope called the meeting to order at 7:05 o'clock P.M. with a quorum present on November 18, 2004 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, Marlin Heiden, Rick Pope, Paul Steinbrink, Craig Wietjes and Loye Wolfe. Absent: Karin Covalt, Gene Jameson and Leonard Skov. Also attending were Deputy County Attorney Andrew Hoffmeister, Buffalo County Zoning Administrator LeAnn Klein and four members of the public.

The public forum was opened at 7:05 P.M. There was no one present to speak. The public forum closed at 7:05 P.M.

Chairperson Pope opened the public hearing at 7:06 P.M. for discussion and possible adoption of subdivision regulations for Buffalo County.

Hoffmeister presented the proposed subdivision regulations to the Commission. He stated we need to look at Section 1.02, last sentence which sums up this entire document. We could just adopt one page and State law would regulate subdividing less than 10 acres. He said he had met with County Officials and surveyors Mitch Humphrey and Trenton Snow for their input.

The following items were also discussed:

1. Implementing "R" district which would allow dense-pack communities served by community water/sewer.
2. Width of roads
3. Time limits in filing of plats after approval
4. What type of mechanism in place does Commission want to handle break offs of 3-4 acres on existing farmsteads?
5. Adding definitions for plat & vacation
6. Do we want administrative type subdivisions?
7. What additional duties should be imposed under planning & zoning and what manpower will be needed to implement subdivision development?

Biehl asked how many departments other Counties have in handling subdivision regulations.

Deputy Attorney Melodie Bellamy stated that Lancaster County has numerous engineers etc on staff to handle subdivision questions.

After much discussion by the Planning & Zoning Commission, it was the consensus of the group to look into this at length.

Wolfe suggested meeting with Hall County Zoning Administrator Chad Naby to get input from him and get an outside view.

We could possibly schedule something on the January meeting if we don't have many hearings.

Moved by Biehl, seconded by Heiden to recess this public hearing at 8:35 P.M. until March Planning & Zoning meeting to allow for additional research and public input. Voting yes were Biehl, Heiden, Pope, Steinbrink, Wietjes and Wolfe. Voting no: none. Absent: Covalt, Jameson and Skov. Motion passed.

Klein reported on the actions taken by the County Board after the November 9, 2004, County Board meeting regarding the Asay and Ft. Kearney Shooting Association hearings.

Old Business: Moved by Wietjes, seconded by Biehl to approve the minutes of the October 21, 2004 as presented. Voting yes were Wietjes, Biehl, Heiden, Pope, Steinbrink, and Wolfe. Voting no: none. Absent: Covalt, Jameson and Skov. Motion passed.

Motion by Steinbrink, seconded by Biehl to adjourn at 8:45 P.M. until December 16 if needed.