

MINUTES OF PLANNING & ZONING COMMISSION  
MARCH 17, 2011  
BUFFALO COUNTY HIGHWAY DEPARTMENT  
7:00 P.M.

Chairperson Craig Wietjes opened the meeting at 7:05 P.M. at the Buffalo County Highway Department Building in Kearney, NE with a quorum present on March 17, 2011. Present were: Karin Covalt, Ken Erickson, Willie Keep, Leonard Skov, Gwen Stengel, Craig Wietjes and Loye Wolfe. Absent: Marlin Heiden and Paul Steinbrink, Sr. Also attending were Deputy County Attorney Andrew Hoffmeister, Deputy County Attorney Melodie Bellamy, Zoning Administrator LeAnn Klein and three members of the public.

Wietjes announced there was a copy of the open meetings act posted on the bulletin board and we do abide by the open meetings act and a copy is posted as required by law.

Agenda for such meeting was regularly posted as required by law and the agenda is available for anyone wanting one.

The public forum was opened at 7:05 P.M. No one was present to address the Commission. The public forum closed at 7:05 P.M.

Chairperson Wietjes opened the public hearing at 7:06 P.M. for a preliminary plat filed by Gale Luther on behalf of Wayne Patrick and Catherine L. Luther for property located in part of the Northwest Quarter of Section Nineteen (19), Township Nine (9) North, Range Eighteen (18) West of the 6<sup>th</sup> p.m., Buffalo County, Nebraska.

Gale Luther told the Commission they had submitted a preliminary plat with a total of five lots of which Pat Luther has built his home on Lot 4. They have included a 66' right-of-way on the entrance road from 70<sup>th</sup> Road into the subdivision but they want this to remain as a private road at this time.

Hoffmeister asked the following questions:

1. Hoffmeister asked what the line across the plat was.
2. Hoffmeister also asked if all the lots would be at least 3 acres not including the road right-of-way.
3. Hoffmeister asked if there would be a cul-de-sac at the end of Lot 5. The type of road surface was also discussed.

Luther responded as follows:

1. Luther responded this is Quest main cable.
2. Luther said all the lots would be at least 3 acres not including the road.
3. If they do have a cul-de-sac, they could put it at the entrance of Lot 5.

Skov asked if there would be additional lots in the future.

Luther said this is all the lots they have planned.

Wietjes closed the public hearing at 7:18 P.M.

A motion was made by Erickson, seconded by Covalt, to forward this application to the County Board with recommendation this preliminary plat is approved with the following changes on land described as part of the Northwest Quarter (NW ¼ ) of Section Nineteen (19), Township Nine (9) North, Range Eighteen (18), West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska:

1. The name of the subdivision will be Buffalo Heights Place.
2. The name of the road will be Buffalo Heights Road.
3. Both Lot 2 and Lot 5 will be at least three acres, not including the right-of-way.
4. There will be a turn around point at the beginning of Lot 5.

Voting yes were Erickson, Covalt, Keep, Skov, Stengel, Wietjes and Wolfe. Voting no: none. Absent: Heiden and Steinbrink. Motion carried.

Klein said this will be heard by the County Board on April 12, 2011 at 11:00 o'clock, a.m. and notices will again be mailed to adjacent property owners.

Lonnie Dickson, Regional Planner with Hanna Keelen Associates, P.C. passed out a hand out for the Commission members. He spent the next couple of hours going over some of the items he will address when updating the Buffalo County Comprehensive Plan. The population of Buffalo County as of the 2010 census is 46,102. Not all breakdowns have been made available by the Census Bureau as of this time so some of the information presented on his hand out is projected numbers. He also showed some of the losses and gains in each township according to the Census Bureau.

Old Business: Moved by Skov, seconded by Erickson to approve the minutes of the February 17, 2011 as mailed. Voting yes: Skov, Erickson, Covalt, Keep, Stengel, Wietjes and Wolfe. Voting no: none. Absent: Heiden and Steinbrink. Motion passed.

The next meeting of the Planning & Zoning Commission will be moved to April 14, 2011 at 7:00 P.M. at the Highway Department if needed.

Moved by Erickson to adjourn at 10:10 P.M.