

MINUTES OF PLANNING & ZONING COMMISSION
APRIL 14, 2011
BUFFALO COUNTY HIGHWAY DEPARTMENT
7:00 P.M.

Vice Chairperson Ken Erickson in the absence of Chairperson Craig Wietjes opened the meeting at 7:00 P.M. at the Buffalo County Highway Department Building in Kearney, NE with a quorum present on April 14, 2011. Present were: Ken Erickson, Willie Keep, Leonard Skov, Paul Steinbrink, Sr., Gwen Stengel and Loye Wolfe. Absent: Karin Covalt, Marlin Heiden and Craig Wietjes. Also attending were Deputy County Attorney Melodie Bellamy, Zoning Administrator LeAnn Klein and eleven members of the public.

Erickson 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 7:02 P.M. Jim Green, owner and developer of Green Valley Ranch, was present to address the Commission regarding his desire to allow multi-family dwellings in the County and how to proceed in getting the zoning regulations changed. The Commission told him to bring an amendment forward and they would proceed from that. The public forum closed at 7:25 P.M.

Vice Chairperson Erickson opened the public hearing at 7:25 P.M. for a zoning map amendment filed by Nuttelman Fencing Inc. on behalf of Lawrence and Sheila Nickman, Trustees, for property located in part of the North Half of the Northeast Quarter of Section Eleven (11), Township Nine (9) North, Range Sixteen (16) West of the 6th p.m., Buffalo County, Nebraska, to rezone this area from Agricultural-Residential to Commercial.

Keith Nuttelman was present and told the Commission they want to expand their fencing business and they think this would be a good location. Currently their fencing business is located south of Riverdale at their place of residence. They will be buying approximately six acres from the Nickmans and will be putting up a building to house an office. They do commercial and agricultural fencing.

Klein told the Commission there are currently two parcels directly south of this piece which are zoned Commercial and the other parcel has a special use permit for a mini storage facility. The remainder of this property is zoned Agricultural-Residential.

Erickson asked where they would access this property.

Nuttelman replied they would access the property from the existing private road located on the south side of this parcel.

Klein noted she had received correspondence from the State of Nebraska Department of Roads they would not be granting an additional drive-way at this location since there are two private driveways in this area already in existence.

Steinbrink also commented the drive-way is a private road.

Stengel asked about the placement and size of the building.

Keep reminded the Commission they are asking for a rezoning and we really can't ask about what type of building will be put up.

Gary Henderson, who owns the property across the road to the east, was present and questioned if there will be fencing around this parcel.

Bellamy stated they would need to comply with the conditions as set forth under Commercial zoning.

Skov said this area is bound to be Commercial and is consistent with the zoning plan.

Erickson agreed this has good access to a major road.

Erickson closed the public hearing at 7:40 P.M.

Steinbrink agreed there probably would not be a lot of homes built in this 300' strip. This is a good spot for Commercial property.

A motion was made by Stengel, seconded by Keep, to forward this zoning map amendment to the County Board with recommendation this property be rezoned from Agricultural-Residential to Commercial for property described as approximately 6 acres in the North Half of the Northeast Quarter of (N ½ NE ¼) of Section Eleven (11), Township Nine (9) North, Range Sixteen (16), West of the 6th P.M., Buffalo County, Nebraska.

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

Klein said this will be heard by the County Board on May 10, 2011 at 11:00 o'clock, a.m. and notices will again be mailed to adjacent property owners.

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

Skov asked if the Zoning Administrator could send a formal request to the County Board to ask for clarification when they vote differently than the Commission has recommended.

Klein will prepare the letter and present to the Commission at the next meeting.

The next meeting of the Planning & Zoning Commission will be May 19, 2011 at 7:00 P.M. at the Highway Department if needed.

Moved by Stengel to adjourn at 8:02 P.M.