

MINUTES OF PLANNING & ZONING COMMISSION
JUNE 16, 2011
BUFFALO COUNTY COURTHOUSE
7:00 P.M.

Chairperson Craig Wietjes opened the meeting at 7:00 P.M. at the Buffalo County Court House, Board of Supervisor's Room in Kearney, NE with a quorum present on June 16, 2011. Present were: Marlin Heiden, Willie Keep, Leonard Skov, Paul Steinbrink, Sr., Gwen Stengel and Craig Wietjes. Absent: Karin Covalt, Ken Erickson, and Loye Wolfe. Also attending were Deputy County Attorney Andy Hoffmeister, Zoning Assistant Janice Taubenheim and two members of the public. Loye Wolfe arrived at 7:03.

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 7:02 P.M. No one was present to address the Commission. The public forum closed at 7:03 P.M.

Chairperson Wietjes opened the public hearing at 7:04 P.M. for a zoning map amendment filed by Jim Hoppenstedt-BD Construction on behalf of United Suppliers to rezone property from Agricultural to Industrial for property located in the South 381.5 feet of the East 500.0 feet of the West 540.0 feet of Government Lot Ten (10) located in Section Thirty (30), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska. Containing 4.379 acres, more or less, of which 0.379 acres, more or less, are presently being used for road purposes on the South side.

Jim Hoppenstedt and Mark Lewis-BD Construction representing United Supplies proposed the zoning map amendment to rezone the property from AG to Industrial and to get started on an addition to the warehouse as soon as possible.

The property is used as a warehouse that has been there for 10 to 12 years. Andy questioned the access to the property; Hoppenstedt replied that it is accessed off of 39th Road. The building is about 55 feet from the Highway. The closest resident is about one mile away. The area is fenced and the parking lot is graveled.

Wolfe asked what is stored at the facility, replied chemical and fertilizer and it is contained in the building, for further safety sump pits will be installed.

Skov asked about the traffic, Lewis replied semi trucks couple times of day, not a lot of traffic. They do not deliver to the farmer, it is for wholesale. The area will be graveled with the loading docks paved.

Wolfe replied that it is a good location.

Hoffmeister commented that there would be no problem with parking.

A Motion was made by Wolfe, seconded by Heiden, to forward this zoning map amendment to the County Board with recommendation this property be rezoned from Agricultural to Industrial for property located in part of the South 381.5 feet of the East 500.0 feet of the West 540.0 feet of Government Lot Ten (10) located in Section Thirty (30), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska. Containing 4.379 acres, more or less, of which 0.379 acres, more or less, are presently being used for road purposes on the South side.

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

Lonnie Dickson was not present to discuss Comprehensive Plan.

Old Business: Moved by Skov, seconded by Heiden to approve the minutes of the May 19, 2011 as mailed with corrections made. Voting yes: Skov, Heiden, Keep, Steinbrink, Stengel, Wietjes and Wolfe. Voting no: none. Absent: Covalt and Erickson. Motion passed.

The next meeting of the Planning & Zoning Commission will be July 21, 2011 at 7:00 P.M. at the Buffalo County Court House if needed.

Moved by Steinbrink to adjourn at 7:50 P.M.