

MINUTES OF PLANNING & ZONING COMMISSION
JANUARY 19, 2012
BUFFALO COUNTY COURTHOUSE
7:00 P.M.

Zoning Administrator LeAnn Klein opened the meeting at 7:00 P.M. at the Buffalo County Courthouse in Kearney, NE on January 19, 2012.

Zoning Administrator Klein asked for nominations for Chairperson. It was moved by Skov to nominate Ken Erickson for Chairperson. Klein called for nominations three times. There were no additional nominations. A motion was made by Heiden, seconded by Keep to close nominations. Voting yes for Ken Erickson for Chairperson were Heiden, Keep, Skov, Steinbrink and Stengel. Abstain: Erickson. Absent Covalt and Wolfe.

Klein turned the meeting over to Chairperson Erickson.

Chairperson Erickson asked for nominations for Vice-Chairperson. It was moved by Stengel, to nominate Willie Keep for Vice-Chairperson. Moved by Skov, seconded by Steinbrink to cast a unanimous ballot for Keep for Vice-Chairperson. Voting yes for Willie Keep for Vice-Chairperson were Stengel, Skov, Erickson, Heiden and Steinbrink. Abstain: Keep. Absent: Covalt and Wolfe.

Chairperson Erickson asked for nominations for Secretary. It was moved by Steinbrink, seconded by Heiden to nominate Gwen Stengel for Secretary. Voting yes for Gwen Stengel for Secretary were Steinbrink, Heiden, Erickson, Keep and Skov. Abstain: Stengel. Absent: Covalt and Wolfe.

Chairperson Erickson opened the meeting at 7:09 P.M. Present were: Ken Erickson, Marlin Heiden, Willie Keep, Leonard Skov, Paul Steinbrink, Sr. and Gwen Stengel. Absent: Karin Covalt and Loye Wolfe. Also attending were Deputy County Attorney Andrew Hoffmeister, Zoning Administrator LeAnn Klein and three members of the public.

Chairperson 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.

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 7:09 P.M. No one was present to address the Commission. The public forum closed at 7:09 P.M.

Chairperson Erickson opened the public hearing at 7:09 P.M for a special use permit for Mike Shinn DBA Shinn's Turkey Tract Ranch, Inc. for property described as a tract of land being part of Government Lot 2, part of Government Lot 3 and a portion of accretions abutting on the northerly side of Government Lot 2 in Section One (1), Township Eight (8) North, Range Fourteen (14) West of the 6th p.m. and part of Government Lot 3, part of Government Lot 4

located in Section Six (6), Township Eight (8) North, Range Thirteen (13) West of the 6th P.M. Buffalo County Nebraska for storage units.

Mike Shinn was present and handed out an aerial map to the Commission. He told the Commission they have looked at alternative uses for the Gibbon facility. They had been raising turkeys since 1985 and had been in the market for 23 years until 2008, when the plant had closed. Over the last three years, they have researched other areas how to use these facilities. A special use permit would be a viable alternative.

Shinn said they have researched storage units in the area and he feels there is a need for storage.

The buildings are not tall enough for grain storage. The Commission asked about the size of these buildings. There are eight buildings which are 40' x 500'. They have 7' side walls and have 13'-15' peaks. There are also two additional buildings which are situated west of the eight buildings. Mike told the Commission they would see what the demand would be. They possibly might also have an office.

Hoffmeister asked how many buildings would be used. He also asked how many turkeys are presently at this location and how many turkeys they use to have at this site. Shinn replied they did have about 80,000 – 100,000 at one time and currently have 15,000 birds. Demand would drive how many storage units they would have. Hoffmeister also asked how many employees they had at the time they had turkeys. That facility employed about 16 employees at this location. Hoffmeister asked if they would have an office at this site.

Shinn responded there would be plenty of room to have an office in one of these buildings. They also could store bigger RV's outside between the buildings.

Heiden questioned if they would have outside storage. Shinn responded they might, depending on the number of motor homes.

Hoffmeister asked where the nearest residence was located. Shinn replied the closest residence is directly across the road. Shinn said there are trees to the north of the buildings and the buildings are well-screened.

Skov asked what the best profitable business would be. Shinn replied that would be raising turkeys.

Heiden questioned what happens if you want to raise more turkeys. Would they put up more buildings? He also asked if the buildings have concrete. The brooding houses have concrete floors.

Shinn told him no, they would not put up additional buildings. There is a strong demand for storage for boats, campers and RV's.

Hoffmeister said the Commission might want to look at lighting, if an office would be permissible, fencing for outdoor storage and whether the approaches would have gravel or white rock.

Access would be less than ½ mile from a hard-surfaced road.

Skov agreed storage facilities would be a good use for these buildings.

Chairperson Erickson closed the public hearing at 7:50 P.M.

Motion was made by Skov, seconded by Steinbrink to recommend to forward to the County Board with approval for the special use permit for storage units on all ten buildings for a tract of land being part of Government Lot 2, part of Government Lot 3 and a portion of accretions abutting on the northerly side of Government Lot 2 in Section 1, Township 8 North, Range 14 West of the 6th p.m., Buffalo County, Nebraska, and part of Government Lot 3, part of Government Lot 4, located in Section 6, Township 8 North, Range 13 West of the 6th p.m., Buffalo County, Nebraska, and more particularly described as follows: Beginning at the Northwest Corner of Government Lot 4 in Section 6, Township 8 North, Range 13 West (said place of beginning also being the Northeast Corner of Government Lot 2 in Section 1, Township 8 North, Range 14 West), and assuming the North line of Government Lot 4 as bearing S 89° 55' E and all bearings contained herein are relative thereto; thence S 89° 55' E and on the North line of Government Lots 4 and 3 a distance of 873.74 feet; thence S 00° 07' W a distance of 617.66 feet; thence S 83° 47' 15" W a distance of 166.25 feet; thence S 69° 18' 09" W a distance of 341.65 feet; thence S 59° 51' 40" W a distance of 1127.52 feet; thence S 80° 59' 36" W a distance of 791.0 feet, more or less, to a point that would intersect on the West line of Government Lot 2 in Section 1, Township 8 North, Range 14 West; thence northerly on the aforesaid West line of Government Lot 2 a distance of 570.0 feet; thence N 89° 52' 42" W a distance of 324.0 feet; thence N 00° 07' 18" E a distance of 429.94 feet; thence N 88° 33' E a distance of 511.16 feet; thence N 61° 20" E a distance of 50.5 feet; thence S 89° 16' E a distance of 20.0 feet; thence N 61° 19' E a distance of 23.7 feet; thence N 37° 08' E a distance of 21.5 feet; thence N 25° 37' E a distance of 40.0 feet; thence N 01° 46' 38" E a distance of 341.0 feet to a point of intersection with the North line of said Section 1 (if extended); thence S 89° 55' E a distance of 1011.84 feet to the place of beginning with the following conditions:

1. No additional structures
2. A possible office
3. Co-exist with Agricultural use
4. Fencing if outdoor area is used
5. Crushed rock to approach
6. Downward facing lighting

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

Klein said the application will be heard before the County Board on February 14, 2012 and notices will be sent to adjacent property owners.

Old Business: Moved by Heiden, seconded by Skov to approve the minutes of the December 15, 2011 as mailed. Voting yes: Heiden, Skov, Erickson, Keep, Steinbrink and Stengel. Voting no: none. Absent: Covalt and Wolfe. Motion passed.

Klein told the Commission it had been requested from the Zoning Committee from the County Board to take a vote on whether or not the permit should be refunded to Roy Long, whose home was destroyed by a tornado this past summer. A motion was made by Heiden, seconded by Skov to not refund or waive the zoning fee for Roy Long. Voting yes were Heiden, Skov, Erickson, Keep, Steinbrink and Stengel. Voting no: none. Absent: Covalt and Wolfe. Motion passed.

Klein also passed out the yearly reports for 2011 to the Commission.

A motion was made by Heiden, seconded by Steinbrink to give a plaque to Craig Wietjes for his years of service as a member of the Planning & Zoning Commission. Voting yes were Heiden, Steinbrink, Erickson, Keep, Skov and Stengel. Voting no: none. Absent: Covalt and Wolfe. Motion passed.

Klein also passed out handouts to the Commission regarding the upcoming changes to the Comprehensive Plan. Hoffmeister told the Commission Lonnie Dickson from Hanna Keelan would be at the February meeting. Hoffmeister discussed items included in the hand-out.

The next meeting of the Planning & Zoning Commission will be February 16, 2012 at 7:00 P.M. at the Buffalo County Courthouse

Stengel moved to adjourn at 8:15 P.M.