

MINUTES OF PLANNING & ZONING COMMISSION
MAY 1, 2014
BUFFALO COUNTY COURTHOUSE
7:00 P.M.

Chairperson Scott Brady opened the meeting at 7:15 P.M. at the Buffalo County Courthouse in Kearney, NE with a quorum present on May 1, 2014.

Present were: Scott Brady, Ken Erickson, Leonard Skov, Paul Steinbrink, Sr., and Gwen Stengel. Absent: Marlin Heiden, Willie Keep, Richard Skelton and Loye Wolfe. Also attending were Deputy County Attorney Kari Fisk, Zoning Administrator LeAnn Klein and 1 member of the public.

Notice of the meeting was given in advance thereof by publication in the legal newspaper. A copy of the proof of publication is on file in the Zoning Administrator's office. Advance notice of the meeting was also given to the Planning & Zoning Commission and availability of the Agenda was communicated in the advance notice. The agenda is available for anyone wanting a copy of the agenda.

Chairperson Brady announced that in accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act is available for review and we do abide by the Open Meetings Act.

The public forum was opened at 7:15 P.M. There was no one present to address the Commission. The public forum closed at 7:15 P.M.

Chairperson Brady opened the public hearing at 7:16 P.M. for a zoning map amendment submitted by Winfield Solutions, LLC from Agricultural to Industrial on the following legal description: a tract of land being part of Government Lot 1 and part of the Northwest Quarter of the Southwest Quarter of Section 26, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Referring to the Northwest corner of the Southwest Quarter of said Section 26 and assuming the West line of said Southwest Quarter as bearing South and all bearings contained herein are relative thereto; thence South on the aforesaid West line a distance of 1656.62 feet to a point on the Northerly right-of-way line of the Union Pacific Railroad; thence N 73°13' 15" E on the aforesaid right-of-way line a distance of 447.03 feet to the Actual Place of Beginning; thence continuing N 73° 13' 15" E on the aforesaid course a distance of 539.99 feet; thence North parallel with the West line of said Southwest Quarter a distance of 675.06 feet; thence West a distance of 517.0 feet; thence South parallel with the aforesaid West line a distance of 830.95 feet to the place of beginning.

John Roth, representing Winfield Solutions, LLC, was present and told the Commission the parent company was Land O'Lakes. He said the desired use of the property was for the distribution, storage, handling, retail sale and transport of agricultural seed and chemicals. They will be building a 9,000 square foot seed warehouse. They also would have retail sales. They are connected with All Points Coop out of Gothenburg. They would handle package chemicals.

Erickson asked if they would be handling fertilizer. Roth replied not at this time.

Steinbrink ask if all the chemicals would be stored inside. Roth told him they would be contained in the building. Roth also told the Commission they would meet state requirements.

Erickson also asked if there would be plots. Roth replied there would be demo plots.

Brady asked how many employees they would have. Roth replied during the busy season, they would have between 4-5 employees, otherwise 2 employees during the remainder of the year.

Erickson asked how they would have access to their property. Roth replied there is a frontage road to the east and there is also another easement to the north side of their property for access.

Brady asked if they would have any expansion in the future. Roth replied possibly down the road.

Erickson asked if they would be doing any research at this location. Roth said no they wouldn't.

Roth told the Commission this is one of five facilities they are building in Nebraska. They will build a structure 60' x 150' and it will take 110 days from start to finish.

Fisk showed the Commission that there is industrial on both sides of this property according to the map.

There was no one present in opposition at the hearing.

Brady closed the public hearing at 7:30 P.M.

Stengel thought it was a good plan.

Motion was made by Steinbrink, seconded by Erickson to approve the rezoning request submitted by Winfield Solutions, LLC from Agricultural (A) to Industrial (I) and forward this application with approval to the County Board on the following legal description: a tract of land being part of Government Lot 1 and part of the Northwest Quarter of the Southwest Quarter of Section 26, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Referring to the Northwest corner of the Southwest Quarter of said Section 26 and assuming the West line of said Southwest Quarter as bearing South and all bearings contained herein are relative thereto; thence South on the aforesaid West line a distance of 1656.62 feet to a point on the Northerly right-of-way line of the Union Pacific Railroad; thence N 73°13' 15" E on the aforesaid right-of-way line a distance of 447.03 feet to the Actual Place of Beginning; thence continuing N 73° 13' 15" E on the aforescribed course a distance of 539.99 feet; thence North parallel with the West line of said Southwest Quarter a distance of 675.06 feet; thence West a distance of 517.0 feet; thence South parallel with the aforesaid West line a distance of 830.95 feet to the place of beginning. Voting yes were Steinbrink, Erickson, Brady, Skov and Stengel. Voting no: none. Absent: Heiden, Keep, Skelton and Wolfe. Motion carried.

Klein said this would be heard by the County Board on May 13, 2014.

Old Business: Moved by Skov, seconded by Erickson to approve the minutes of the April 17, 2014 as mailed. Voting yes: Skov, Erickson, Brady, Steinbrink and Stengel. Voting no: none. Absent: Heiden, Keep, Skelton and Wolfe. Motion carried.

Other items were discussed.

The next meeting of the Planning & Zoning Commission will be held June 19, 2014 at 7:00 P.M if needed.

Chairperson Brady adjourned the meeting at 7:35 P.M.