

MINUTES OF PLANNING & ZONING COMMISSION
MAY 21, 2015
BUFFALO COUNTY COURTHOUSE
7:00 P.M.

Chairperson Scott Brady opened the meeting at 7:00 P.M. at the Buffalo County Courthouse in Kearney, NE with a quorum present on May 21, 2015.

Present were: Scott Brady, Willie Keep, Richard Skelton, Paul Steinbrink, Sr. and Loye Wolfe. Absent: Marlin Heiden, Leonard Skov, Marc Vacek, and Randy Vest. Also attending were Deputy County Attorney Andrew Hoffmeister, Zoning Administrator LeAnn Klein and four members 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 7:00 P.M. There was no one present to address the Commission. The public forum closed at 7:00 P.M.

Chairperson Brady opened the public hearing at 7:01 P.M. for a vacation of a plat submitted by Mitch Humphrey on behalf of William Woodward and Carol Woodward on the following legal description: Lot 4, Block 1 C.E.A. Second Subdivision, a subdivision being part of the Southeast Quarter of Section 7, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska.

Mitch Humphrey was present to represent the owners. This property is located northwest of the corner of Cottonmill and 85th Road. He showed the Commission where the property was located. This parcel is currently five acres and they want to add two acres to the piece to incorporate into a new lot for a total of seven acres. The two acres are from an unsubdivided property. They have to vacate this parcel before coming back with an administrative subdivision before the County Commissioners.

Hoffmeister asked how many acres Woodward has left. Humphrey replied they have seventeen acres left in the parcel.

Brady asked if they were going to dissolve the five acres and come back with seven acres.

Humphrey replied that was what they were doing. He also told the Commission that 90th St. Place will be the access to the parcel.

Brady stated they are just making the tract bigger.

Marta Moorman was present and lives to the west of this property and she was just curious what was going on. She has no objections to the vacation.

Chairperson Brady closed the public hearing at 7:15 P.M.

Motion was made by Skelton, seconded by Steinbrink to recommend approving this vacation and forward to the County Commissioners on the following legal description: Lot 4, Block 1 C.E.A. Second Subdivision, a subdivision being part of the Southeast Quarter of Section 7, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska.

Voting yes were Skelton, Steinbrink, Brady, Keep and Wolfe. Voting no: none. Absent: Heiden, Skov, Vacek and Vest. Motion carried.

Klein said this will be heard by the County Commissioners on June 9, 2015.

Old Business: Moved by Wolfe, seconded by Skelton to approve the minutes of the April 16, 2015 as mailed. Voting yes: Wolfe, Skelton, Brady, Keep and Steinbrink. Voting no: none. Absent: Heiden, Skov, Vacek and Vest. Motion carried.

Hoffmeister led a work session on nonconformities. Discussion followed.

Other items were discussed.

The next meeting of the Planning & Zoning Commission will be held June 18, 2015 at 7:00 P.M. if needed.

Chairperson Brady adjourned the meeting at 8:40 P.M.