

MINUTES OF PLANNING & ZONING COMMISSION
JANUARY 18, 2018
BUFFALO COUNTY COURTHOUSE
7:02 P.M.

LeAnn Klein opened the meeting at 7:02 P.M. at the Buffalo County Courthouse in Kearney, NE with a quorum present on January 18, 2018.

Present were: Scott Brady, Marlin Heiden, Tammy Jeffs, Willie Keep, Richard Skelton, and Marc Vacek. Absent: Austin Gardine, Randy Vest, and Loye Wolfe. Also attending were Deputy County Attorney Andrew Hoffmeister, Zoning Administrator LeAnn Klein and three members of the public.

Klein 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.

Klein asked for nominations for Chairperson. A motion was made by Keep, seconded by Vacek to nominate Scott Brady for Chairperson. Voting yes were Keep, Vacek, Heiden, Jeffs, and Skelton. Voting no: none. Abstain: Brady. Absent: Gardine, Vest, and Wolfe.

Klein turned the meeting over to Chairperson Brady.

Chairperson Brady called for the election of a Vice Chairperson. Motion was made by Skelton, seconded by Heiden to nominate Willie Keep for Vice Chairperson. Voting yes were Skelton, Heiden, Brady, Jeffs, and Vacek. Voting no: none. Abstain: Keep. Absent: Gardine, Vest, and Wolfe.

Chairperson Brady called for the election of a Secretary. Motion was made by Jeffs, seconded by Skelton to nominate Loye Wolfe for Secretary. Voting yes were Jeffs, Skelton, Brady, Heiden, Keep and Vacek. Voting no: none. Absent: Gardine, Vest, and Wolfe.

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.

The public forum was opened at 7:07 P.M. Several persons were present, but no one provided any comment. The public forum closed at 7:07 P.M.

Chairperson Brady opened the public hearing at 7:07 P.M. for a zoning map amendment submitted by Mitchell Humphrey on behalf of Horace and Marilyn Dannehl to rezone the following property from Agricultural to Agricultural-Residential on the following legal description: A tract of land located in Government Lot 15 in Section 30, Township 10 North, Range 16 West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly

described as follows: The place of beginning being the Southeast corner of said Government Lot 15 and assuming the East line of said Lot as bearing NORTH and all bearings contained herein are relative thereto; thence S 89°54' W on the South line of said Lot 15 a distance of 611.50 feet; thence N 0°27' E a distance of 464.85 feet; thence S 89°55' E a distance of 75.50 feet; thence N 0°48' E a distance of 285.00 feet; thence N 89°52' E a distance of 528.37 feet to a point on the East line of said Lot 15; thence South on the east line of Lot 15 a distance of 749.85 feet to the place of beginning. Containing 10.0 acres, more or less, of which 0.88 acres, more or less are presently used for public road purposes.

Mitch Humphrey was present to represent Horace and Marilyn Dannehl. This property is on the corner of 133rd Road and Dove Hill Road. It is bounded on the east and south by Agricultural-Residential and to the north and west by Agricultural. Dannehl wants to be able to build a house for his grandson, Matt Trampe at this site.

Hoffmeister asked how big the property was. Humphrey replied this parcel is 10 acres. Dannehl would retain approximately four acres. Matt would build a home on a parcel and they would create a third tract north of the existing trees. They will be doing an administrative subdivision once this is rezoned.

Brady asked how many residences they would have and Humphrey said there would be three residences. This is a short distance from Highway 40 and it won't increase any road maintenance.

Keep asked why Dannehl isn't rezoning more property. Humphrey replied Dannehl owns 10 acres.

Skelton said they are asking for this rezoning tonight and then they will be going to the County Commissioners with the Administrative Subdivision.

No one spoke in opposition.

Brady said this was consistent with what is going on in the area.

Chairperson Brady closed the public hearing at 7:20 P.M.

Motion was made by Heiden, seconded by Vacek to approve this zoning map amendment from Agricultural to Agricultural-Residential and forward with approval to the County Commissioners on the following legal description: A tract of land located in Government Lot 15 in Section 30, Township 10 North, Range 16 West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: The place of beginning being the Southeast corner of said Government Lot 15 and assuming the East line of said Lot as bearing NORTH and all bearings contained herein are relative thereto; thence S 89°54' W on the South line of said Lot 15 a distance of 611.50 feet; thence N 0°27' E a distance of 464.85 feet; thence S 89°55' E a distance of 75.50 feet; thence N 0°48' E a distance of 285.00 feet; thence N 89°52' E a distance of 528.37 feet to a point on the East line of said Lot 15; thence South on the east line of Lot 15 a

distance of 749.85 feet to the place of beginning. Containing 10.0 acres, more or less, of which 0.88 acres, more or less are presently used for public road purposes.

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

Klein said this hearing would be held before the County Commissioners on February 13, 2018 at 9:15 A.M.

Old Business: Moved by Skelton, seconded by Vacek to approve the minutes of the November 16, 2017 as mailed. Voting yes: Skelton, Vacek, Brady, Heiden, Jeffs, and Keep. Voting no: none. Absent: Gardine, Vest and Wolfe. Motion carried.

Klein reported on previous hearings heard before the County Commissioners.

Klein presented her report for the year 2017 to the Commission.

Other items were discussed.

The next meeting of the Planning & Zoning Commission will be held February 15, 2018 at 7:00 P.M.

Chairperson Brady adjourned the meeting at 7:42 P.M.