

MINUTES OF PLANNING & ZONING COMMISSION  
FEBRUARY 20, 2020  
BUFFALO COUNTY COURTHOUSE  
7:00 P.M.

Notice of the meeting was given in advance thereof by publication in the Kearney Hub, the designated method for giving notice. 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.

Vice Chairperson Willie Keep opened the meeting at 7:07 P.M. at the Buffalo County Courthouse in Kearney, NE with a quorum present on February 20, 2020.

In Attendance: Scott Brady, Willie Keep, Randy Vest, Marc Vacek, Francis Biehl, Loye Wolfe, Tammy Jeffs, John Keeney

Also attending were: Deputy County Attorney Kari Fisk, Zoning Administrator Jason Wozniak and Dennise Daniels, Thomas Baxter (CFO), Jerad Axmann

Vice Chairperson Willie Keep 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 7:04 P.M. The public forum closed at 7:04 P.M.

Chairperson Willie Keep: Thomas Baxter & Jared Axmann are requesting a rezoning on their business located on property described as Tract in NE1/4 of the NW1/4 and Gov't Lot 1 North of Railroad located in Section 30, Township 9 North, Range 14 West of the Sixth Principal Meridian, Buffalo County, Nebraska. They wish to rezone this area from Agricultural to Industrial.

Jason: This building is currently use building as shop for trucking business and has a special use permit. Special use permit that was given to this business has a limit of 2 structures. These individuals would like to add an additional building (26x38) for office and dispatch. In order to do so, the special use permit would need to be amended or it would need to be rezoned.

Tom Baxter/Jerad Axmann: The rezone would allow them to have more vehicles onsite than what was allowed by the current permit. At any given time, there are 3-4 trucks there a day and around 20-25 trucks on the weekends. There are no warehouse parts on hand, only a maintenance shop. They want to add on an office structure on the west end of the smaller part of the shop. There will be no change in property lines or entrances. The trees will not be removed, either as they were part of the special use permit.

The house to the south is owned by same individuals. They wanted to verify the address had been corrected through the Assessor's Office.

Why Industrial versus Commercial Zoning? Industrial because it doesn't really have walk-in traffic and it fits better in that area. They haul primarily AG products.

Scott Brady: We [The Planning & Zoning Commission] tried to make everything along railroad tracks industrial, especially between Gibbon & Kearney.

No opposition to the change.

Motion was made by Vest, seconded by Vacek to approve sending the Zoning Amendment as presented it to the Buffalo County Board of Commissioners:

Voting yes: were Biehl, Jeffs, Brady, Vest, Vacek, Keep, Wolfe, Keeney.

Voting no: None.

Abstain: None.

Absent: None.

Motion carried.

Will be scheduled with the Buffalo County Board of Commissioners on March 10, 2020 at 9:15am.

Discussion regarding proposal of Subdivision Amendments in regards to road maintenance. Requesting follow-up with the Board of Commissioners regarding their recommendations for subdivision amendments.

Old Business: Moved by Vacek, seconded by Jeffs to approve the minutes of the January 16, 2020 as presented.

Voting yes: Biehl, Brady, Jeffs, Vacek, Keep, Vest, Wolfe.

Voting no: None.

Abstain: Keeney.

Absent: None.

Motion carried.

New business: Code Amendments will be addressed at next meeting of the Planning & Zoning Commission on March 19, 2020 at 7:00 P.M.

ETJ Subdivision - Pinecrest Subdivision, outside of Pleasanton.

Solar Energy passed through the Board of Commissioners February 11, 2020.

Nebraska Planning and Zoning Conference will be next week March 4-6. Mark Vacek may attend.

Introduction of Dennise Daniels as the new Zoning & Floodplain Administrator.

Chairperson Scott Brady adjourned the meeting at 7:51 P.M.