

# Buffalo County Planning & Zoning Commission

1512 Central Avenue, PO Box 1270 • Kearney, Nebraska 68848

Phone (308) 236-1998 • Fax (308) 236-1870 • Email: [zoning@buffalocounty.ne.gov](mailto:zoning@buffalocounty.ne.gov)



## AGENDA & NOTICE OF PUBLIC MEETING THURSDAY, NOVEMBER 18, 2021

### 5:00 p.m.

1. Call to Order and Roll Call
2. Announcement of Open Meetings Act
3. Public Hearing
  - a. Comprehensive Plan
4. Recess

### 7:00 p.m.

5. Reconvene & Roll Call
6. Re-Announcement of Open Meetings Act
7. Agenda Review
8. Public Forum
9. Public Hearings
  - a. Application for Zoning Map Amendment, filed by Jeffrey R. Albers, for property described as Part of Government Lot 4 in Section Eighteen (18), Township Twelve (12) North, Range Fifteen (15) West of the Sixth Principal Meridian, Buffalo County, Nebraska. The applicant has requested to rezone approximately 24.39 acres from AG – Agriculture to AGR – Agricultural Residential.
  - b. Application for Zoning Map Amendment, filed by Jana L. Owens, CFO and Treasurer for Simplot AB Retail Sub, Inc., previously known as Pinnacle Agriculture Distribution, Inc., for property identified as tax parcel 660286130, and described as Part of Government Lot 1 in Section Thirty (30), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska. The applicant has requested to rezone approximately 3.05 acres from AG – Agriculture to I – Industrial.

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- c. (2) Applications for Special Use Permits to install signage, filed by Adam Marshall, on behalf of McMarshall Investments, L.L.C., for property located at 17675 Highway 30, Kearney, Nebraska, 68845, described as Part of Government Lots 2, 3, and 4, located in Section Three (3), Township Eight (8) North, Range Seventeen (17) West of the Sixth Principal Meridian, Buffalo County, Nebraska.

## 10. Old Business

- a. Approve minutes from October 21, 2021

## 11. New Business

- a. Report on Previous Hearings
- b. Correspondence and Other Business
  - i. ETJ
    1. City of Kearney
    - ii. Dawson County Notice of Public Hearing
- c. Next Meeting
  - i. December 16, 2021

## 12. Adjourn

This Commission/Board reserves power to go into Executive Session as allowed under Nebraska law.