

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



AGENDA & NOTICE OF PUBLIC MEETING THURSDAY, FEBRUARY 16, 2023

6:30 P.M.

1. Call to Order and Roll Call
2. Announcement of Open Meetings Act
3. Public Hearing
 - a. Discussion and possible decision on The Comprehensive Plan. The “draft” is available for public viewing at <https://buffalocounty.ne.gov/>.

7:00 P.M.

4. Re-Organizational Meeting
 - a. Appoint Chairperson
 - b. Appoint Vice-Chairperson
 - c. Appoint Secretary
5. Re-Announcement of Open Meetings Act
6. Agenda Review
7. Public Forum
8. Public Hearings
 - a. Application for Special Use Permit, filed by Vonl Mattson of Mayhew Signs, Inc., on behalf of Woody Giddings, Jr., of Bigdog, L.L.C., for tax parcel 660286105, described as a tract of land in the North Half of the Northwest Quarter, lying north of the railroad, situated in Section Thirty (30), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska.

The Planning Commission reserves the right to adjourn into executive session per Section 84-1410 of the Nebraska Revised Statutes. The Planning Commission shall not alter the agenda later than twenty-four hours before the scheduled commencement of the meeting per Neb. Rev. Stat. §84-1411.

Accommodations for the disabled are available upon request.

Please contact ADA Coordinator at 308-236-1224 at least 48 hours prior to the meeting if accommodations are required.

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- b. Code amendments to The Buffalo County Zoning Regulations, with renumbering as necessary, in the following sections: Section 5.14, Permitted Special Uses of the Agriculture (AG) District regarding provisions of wind farms, (Renumbered) Section 6.6, Location and Distance Requirements of Wind Farms, Section 6.4, Livestock Confinement Facilities/Operations to include site requirements for livestock confinement facilities/operations, Section 5.34, Permitted Special Uses of the Agricultural – Residential (AGR) District, and all other zoning districts, to consider the permissibility of dog-breeding establishments, kennels, and domesticated animal training facilities, AND Section 5.52, Permitted Principle Uses and Structures, Section 5.54, Permitted Special Uses, both under the Commercial (C) District, Section 5.62, Permitted Principal Uses and Structures, Section 5.64, Permitted Special Uses, both under the Industrial (I) District, and Section 8.3, regarding regulation of signage. The proposed amendments are available for public viewing at <https://buffalocounty.ne.gov/>.

9. Old Business

- a. Approve minutes from November 17, 2022.

10. New Business

- a. 2022 Annual Zoning & Floodplain Report
- b. Report on Previous Hearings
- c. Correspondence and Other Business
 - i. ETJ
 - ii. Dawson County Notices
- d. Next Meeting
 - i. March 16, 2023, if necessary

11. Adjourn