

MINUTES OF PLANNING AND ZONING COMMISSION
MARCH 16, 2023
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 and Zoning Commission and availability of the Agenda was communicated in the advance notice. The Agenda is available for anyone wanting a copy.

Chairperson Brady opened the meeting at 7:00 P.M. with a quorum present on March 16, 2023.

In Attendance: Tammy Jeffs, Randy Vest, Scott Stubblefield, Francis "Buss" Biehl, Willie Keep, Marc Vacek, Loye Wolfe, and Scott Brady.

Kurt Schmidt was absent.

Quorum was met.

Also attending were: Deputy County Attorney Andrew Hoffmeister, Zoning Administrator Dennise Daniels, Tim Keelan of Hanna:Keelan Associates, P.C. appeared via ZOOM, and several members of the public.

Chairperson Brady announced The Open Meetings Act and agendas were available if anyone wished to have one.

The public forum was opened at 7:01 P.M. The public forum closed at 7:01 P.M.

Public Hearing. 5(a)

Chairperson Brady opened the public hearing for Agenda Item 5(a) at 7:02 P.M. regarding the Discussion and Revision of Buffalo County Zoning and Subdivision Regulations as part of the Buffalo County Comprehensive Plan, or the general plan for the improvement and development of the county outside of the jurisdiction of any city or village, as required per Neb. Rev. Stat. §23-174.06.

Tim Keelan, Hanna:Keelan Associates, P.C., via ZOOM, reintroduced himself to the public and spoke to The Commission. He explained The Buffalo County Board of Commissioners approved and adopted The Comprehensive Plan, as presented by The Planning Commission. He provided an introduction into the next steps for The Comprehensive Plan, including the discussion and revision of Buffalo County Zoning and Subdivision Regulations. Next, he went on, Hanna:Keelan Associates, P.C. would plan to have a meeting with The Planning Commission on April 20, 2023 regarding the review. After the approval of the code amendments by The Board,

he said, Zoning Administrator Daniels would prepare a new packet of code amendments to both Hanna:Keelan Associates, P.C. and to The Commission for review.

Mr. Keelan explained he would like The Commission to review all the current zoning districts and see what is allowable and what is not permitted, as well as the definitions. The Planning Commission needs to marry up the zoning and subdivision regulations with The Comprehensive Plan.

For the next meeting, Mr. Keelan continued, please review the updated regulations and bring questions or concerns for review.

Mr. Keelan inquired if anyone had questions or concerns.

Chairperson Brady asked if Hanna:Keelan Associates, P.C. would provide guidance on moving forward and Mr. Keelan confirmed, stating, the recommendations would be made based on the newly-adopted Comprehensive Plan. Chairperson Brady asked if there would be recommendations provided prior to the April meeting and Mr. Keelan responded, it was his intent.

Mr. Keelan thanked The Commission for their time and signed off.

Chairperson Brady asked if anyone else wished to discuss the topic. Deputy County Attorney Hoffmeister advised The Commission to consider the permissibility of all the uses in the districts and the abutment of those uses against paved roads. He further recommended The Commission consider the permissibility of multi-family dwelling housing and short-term rental situations. He also challenged The Commissions' thoughts on the 1,000 feet between residences in Agriculture (AG) District.

Discussion occurred regarding the procedural nature of The Comprehensive Plan and Code Amendment approvals.

Chairperson Brady asked The Commission to consider the regulations and make recommendations during this process and closed the public hearing when no one spoke.

Chairperson Brady closed the public hearing at 7:19 P.M.

Public Hearing. 5(b)

Chairperson Brady opened the public hearing for Agenda Item 5(b) at 7:19 P.M. regarding an Application for Vacation, filed by Mitch Humphrey, Registered Land Surveyor, on behalf of Brad Wegner, Trustee of 10075 First Avenue, L.L.C., for property described as Part of the public road (now known as 1st Avenue) as shown on the plat and dedication of Raasch Subdivision, a subdivision being part of the West Half of the Southwest Quarter of Section One (1), Township

Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska.

Chairperson Brady asked if anyone was present to present this application to The Commission. Mitch Humphrey, Registered Land Surveyor, of Buffalo Surveying Corporation, 5308 Parklane Drive, Kearney, Nebraska, stepped forward. Mr. Humphrey explained to The Commission that Zoning Agenda Items 5(a) and 5(b) were regarding the same project the information regarding these public hearings may be intertwined. Mr. Humphrey explained that 10075 First Avenue, L.L.C., operating as Midlands Contracting, is the owner of the property abutting the proposed vacated road and he provided a short background of how the existing owners have taken possession of the land. Furthermore, Mr. Humphrey continued, when Raasch Subdivision was platted, it was intended to develop the subdivision further; therefore, the road was created to run southerly. Part of this road, however, had already been vacated. Now, it is the intent to vacate and rezone the 80-foot by 70-foot tract, as presented, and join it with 10075 First Avenue L.L.C.'s tract of land. With this tract of land, he explained, the applicant wishes to put up a small addition to the north side of the west structure.

Mr. Humphrey clarified that Buffalo County does not maintain this road and is currently being used by the applicant.

In conclusion, Mr. Humphrey stated, the applicant would like to vacate the presented road and rezone the tract for the applicant's use. He assured The Commission the vacation of the road would not affect any neighboring properties. Deputy County Attorney Hoffmeister inquired whether any neighboring properties currently make use of the road and Mr. Humphrey explained no one uses or maintains the road except the applicant.

Deputy County Attorney Hoffmeister reviewed the options with The Commission.

Vice-Chairperson Keep inquired why the road runs so far south and Mr. Humphrey answered, it was the intent to develop further south by the developer, but that development did not occur. Deputy County Attorney Hoffmeister advised The Commission the proposed vacation of the non-maintained road would correct the nonconformity that exists with this tract of land. He also advised that zoning districts follow the property line, but approval of the requests clear any zoning district concerns.

Mr. Stubblefield asked who currently own the road and Deputy County Attorney Hoffmeister clarified that the road was dedicated to the public, but the county cannot accept maintenance of the roads, as it does not meet the minimum standards. Furthermore, he counseled, it reinforces the plan of development and the vacation of this road would not impact reasonable access to another person's tract.

Discussion occurred reviewing existing nonconforming tracts and making them conforming.

Chairperson Brady stated he appreciated what the applicant intends to do. Deputy County Attorney Hoffmeister asked if Chairman Brady found it acceptable to open the next agenda item's public hearing in conjunction with this one at 7:31 P.M. Chairperson Brady agreed.

Chairperson Brady asked if anyone wished to comment on the proposal. No one spoke.

Chairperson Brady closed the public hearing for Agenda Item 5(b) at 7:32 P.M.

Motion was made by Vice-Chairperson Keep, seconded by Mr. Biehl, to recommend favorably the Application for Vacation, filed by Mitch Humphrey, Registered Land Surveyor, on behalf of Brad Wegner, Trustee of 10075 First Avenue, L.L.C., for property described as Part of the public road (now known as 1st Avenue) as shown on the plat and dedication of Raasch Subdivision, a subdivision being part of the West Half of the Southwest Quarter of Section One (1), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, and to combine the described tract into the tract of land situated easterly, described as 10075 1st Avenue, Kearney, Nebraska or as tax parcel ID 560006017.

Upon roll call vote, the following Board members voted "Aye": Biehl, Jeffs, Keep, Vacek, Vest, Wolfe, Stubblefield, and Brady.

Voting "Nay": None.

Abstain: None.

Absent: Schmidt.

Public Hearing. 5(c)

At the request of Deputy County Attorney Hoffmeister, Chairperson Brady opened the public hearing for Agenda Item 5(c) at 7:34 P.M., to discuss if anyone wished to add further comments regarding the Application for Zoning Map Amendment, filed by Mitch Humphrey, Registered Land Surveyor, on behalf of Brad Wegner, Trustee of 10075 First Avenue, L.L.C., for property described as Part of the public road (now known as 1st Avenue) as shown on the plat and dedication of Raasch Subdivision, a subdivision being part of the West Half of the Southwest Quarter of Section One (1), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, to rezone approximately 0.133 acres, more or less, from Agricultural – Residential (AGR) to Commercial (C).

No one spoke.

Chairperson Brady closed the public hearing for Agenda Item 5(c) at 7:35 P.M.

Motion was made by Mr. Vacek, seconded by Mr. Vest, to recommend favorably the Application for Zoning Map Amendment, filed Mitch Humphrey, Registered Land Surveyor, on behalf of Brad Wegner, Trustee of 10075 First Avenue, L.L.C., for property described as Part of the public road (now known as 1st Avenue) as shown on the plat and dedication of Raasch Subdivision, a subdivision being part of the West Half of the Southwest Quarter of Section One (1), Township

Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, to rezone approximately 0.133 acres, more or less, from Agricultural – Residential (AGR) to Commercial (C).

Upon roll call vote, the following Board members voted “Aye”: Jeffs, Keep, Vacek, Vest, Wolfe, Stubblefield, Brady and Biehl.

Voting “Nay”: None.

Abstain: None.

Absent: Schmidt.

Public Hearing. 5(d)

Chairperson Brady opened the public hearing for Agenda Item 5(d) at 7:37 P.M., regarding an Application for Zoning Map Amendment, filed by Kristal Stoner, Executive Director of Audubon Great Plains, for property described as Government Lot One (1), Government Lot Two (2), Government Lot Three (3), and the Southeast Quarter of the Northwest Quarter and the North Half of the Southwest Quarter of Section Fifteen (15), Township Eight (8) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, and Government Lot Eight (8), Section Ten (10), Township Eight (8) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, to rezone approximately 362.7 acres, more or less, from Agriculture (AG) to Rural Conservation (RC).

Chairperson Brady asked if anyone wished to step forward to present the application. Jennie Kozal, of Olsson, along with Bill Taddicken, Director of Rowe Sanctuary and Garrett Walter, owner for Goodlife Architecture, stepped forward.

Deputy County Attorney Hoffmeister reviewed some concerns regarding the kW usage of solar panels that were discovered after the original packet was presented to The Commission. He reviewed the permissibility of the maximum kW usage under, both, the Agriculture (AG) District and Rural Conservation (RC) District. Ms. Kozal referenced the concerns. She stated she reviewed the regulation defining a Personal Energy Solar System allowance for a maximum of 25 kW rated nameplate capacity. She testified 25 kW is the net metering for the State of Nebraska and AC Nameplate, which was not the nameplate she referenced earlier and should have. With new information in hand, she explained, AC Nameplate is the power output, which is regulated under Buffalo County’s zoning regulations. Further, she testified, the proposed panels are compliant with Buffalo County Zoning Regulations. Deputy County Attorney Hoffmeister advised, as long as the proposed solar panels are at a maximum output of 25 kW, they are compliant.

Chairperson Brady asked Deputy County Attorney Hoffmeister to re-educate The Commission on the Rural Conservation (RC) District. Deputy County Attorney Hoffmeister asked Zoning Administrator Daniels to project the Buffalo County Zoning Regulations on the wall to review with The Commission.

Secretary Wolfe invited Ms. Kozal to describe the proposed project to The Commission. Ms. Kozal stated she would describe the project further in the next agenda item.

Deputy County Attorney Hoffmeister reviewed the permissibility under the Rural Conservation (RC) District. Discussion occurred regarding different recreational uses and their taxability.

Chairperson Brady inquired what this tract of land is used for. Mr. Bill Taddicken explained the educational and visitor center, which was built in 2003, is located on this tract of land. He, further, explained they intend to put two additions on the existing structure, one on the west and one on the northeast side for education and community space. They intend to move the parking lot to the south of the structure as well, he continued. He explained the trails would be upgraded for ADA and the rest will be preserved for natural conservancy.

Ms. Kozal explained, the two parcels, shown as 720145000 and 720173000, currently have the visitor center and should be rezoned to Rural Conservation (RC), based on the Future Land Use Map in The Comprehensive Plan. Deputy County Attorney Hoffmeister clarified that, with the maximum use of the solar panels be provided at 25 kW, the applicant wished to proceed with the rezone to Rural Conservation (RC). Ms. Kozal confirmed.

Deputy County Attorney Hoffmeister asked if this area is being farmed and Mr. Taddicken testified that some is farmed, but parts of it were restored to the native prairie, approximately six years ago. Deputy County Attorney Hoffmeister counselled that agriculture uses were allowed under Rural Conservation (RC).

Deputy County Attorney Hoffmeister, then, reviewed the history of the Rural Conservation (RC) District in Buffalo County.

Mr. Taddicken added, the visitor center has seen a significant increase in tourism over the last several years, they have documented over 35,000 people in the center throughout the years. He, further, explained the rezone will allow the applicant to build better trails, expand the building, and educate the masses.

Deputy County Attorney Hoffmeister reviewed the request, its feasibility and uses in the Agriculture (AG) District and Rural Conservation (RC) District.

Chairperson Brady asked Mr. Taddicken if the intent was to rezone their entire property to Rural Conservation and Mr. Taddicken responded that he had no intent, at this time.

Discussion occurred regarding different conservation trusts throughout Nebraska.

Secretary Wolfe asked the presenters if they could provide some background on Goodlife Architecture. Mr. Walter, of Goodlife Architecture, explained that they are an architecture firm in Kearney, who, with assistance from Lake Flato, another architectural firm from Texas, is

helping with the construction of the additions. Secretary Wolfe affirmed she appreciated the proposed project.

Discussion occurred regarding the tracts of land that Rowe Sanctuary possess. Mr. Taddicken reviewed the boundaries via GIS imagery.

Chairperson Brady inquired if the applicant runs buffalo and Mr. Taddicken stated, they do not. Chairperson Brady asked if any animal uses occurred and Mr. Taddicken responded, they do allow for grazing.

Deputy County Attorney Hoffmeister questioned if the applicant allows hunting and Mr. Taddicken testified, they do, in certain areas.

Chairperson Brady thanked Mr. Taddicken for educating The Commission on their proposed project and their services.

Mr. Biehl queried if Mr. Taddicken had taken into consideration adding to the existing structure could deter the paths of the migratory birds. Mr. Taddicken testified there is a transmission line that runs through the river and the migratory birds avoid that area within ¼ mile. Further, he stated, that's the reason this area was selected for the original structure.

Chairperson Brady questioned whether the structure had been prone to flooding and Mr. Taddicken attested, the structure was built to five feet above the base flood elevation. Zoning Administrator Daniels provided the floodplain map for The Commission.

Mr. Stubblefield affirmed, he appreciated the project as it allowed tourists to view the migratory birds in a way that is safe for the public and the migratory birds.

Other zoning concerns, regarding paving of roads, were discussed.

Chairperson Brady closed the public hearing for Agenda Item 5(d) at 8:13 P.M.

Motion was made by Mr. Stubblefield, seconded by Secretary Wolfe, to recommend favorably the Application for Zoning Map Amendment, filed by Kristal Stoner, Executive Director of Audubon Great Plains, for property described as Government Lot One (1), Government Lot Two (2), Government Lot Three (3), and the Southeast Quarter of the Northwest Quarter and the North Half of the Southwest Quarter of Section Fifteen (15), Township Eight (8) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, and Government Lot Eight (8), Section Ten (10), Township Eight (8) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, to rezone approximately 362.7 acres, more or less, from Agriculture (AG) to Rural Conservation (RC).

Upon roll call vote, the following Board members voted "Aye": Keep, Vacek, Vest, Wolfe, Stubblefield, Biehl, Jeffs and Brady.

Voting “Nay”: None.
Abstain: None.
Absent: Schmidt.

Public Hearing, 5(e)

Chairperson Brady opened the public hearing for Agenda Item 5(e) at 8:14 P.M. regarding a Special Use Permit Application to operate an educational and visitor center, filed by Kristal Stoner, Executive Director of Audubon Great Plains, for tax parcels 720145000 and 720173000, located at 44450 Elm Island Road, Gibbon, Nebraska, and described as Government Lot One (1), Government Lot Two (2), Government Lot Three (3), and the Southeast Quarter of the Northwest Quarter and the North Half of the Southwest Quarter of Section Fifteen (15), Township Eight (8) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, and Government Lot Eight (8), Section Ten (10), Township Eight (8) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska.

Jennie Kozal, of Olsson, along with Bill Taddicken, Director of Rowe Sanctuary and Garrett Walter, owner for Goodlife Architecture, continued to present. Ms. Kozal explained the legal description was changed after the legal notices were published. Zoning Administrator Daniels affirmed The Commission received the updated legal description within their packets. Mr. Taddicken re-reviewed the project: move the parking lot to the south of the structure, trails would be upgraded for ADA-accessible, and the rest of the lands will be preserved for natural conservancy. Deputy County Attorney Hoffmeister asked if the trails would be concreted or asphalted and Mr. Taddicken stated certain areas would be concreted, 8-foot wide, to allow for emergency vehicles to enter.

Chairperson Brady questioned Mr Taddicken regarding the number of employees who were employed at the sanctuary and Mr. Taddicken responded, six full-time employees, with two temporaries, and another temporary staff person, along with 75-100 volunteers.

Chairperson Brady inquired if anyone resides at the facility, Mr. Taddicken responded, there is a farmhouse that is described as a “retreat” for the volunteers during the busy season.

Chairperson Brady asked how many tourists visit in the off-season and Mr. Taddicken responded with approximately 8,000 people.

Chairperson Brady asked what other attractions are provided at the sanctuary and Mr. Taddicken responded, other attractions include the river and trails, as well as offering educational sessions.

Ms. Jeffs inquired if the sanctuary offered additional road maintenance, Mr. Taddicken responded they do not, but provide maintenance through their taxation to the county.

Deputy County Attorney Hoffmeister inquired whether there has been research to show the adverse effects of the solar panels on wildlife. Mr. Taddicken explained he was not aware of any.

Vice-Chairperson Keep asked how the sanctuary protects migratory birds from the transmission lines, Mr. Taddicken testified, they put electronic markers on the lines for better viewing of the passing birds.

Chairperson Brady questioned if the solar panels that are part of the project and mounted to the additions' roofs would meet their power needs. Mr. Taddicken confirmed.

Ms. Kozal reviewed the solar panels with The Commission and she attested they would be flush-mounted on the additions' roofs south side. She reviewed the proposed additions, as shown on the plans.

Mr. Vest inquired whether the sanctuary allows wedding receptions and alcohol service. Mr. Taddicken explained wedding receptions would be allowed, but alcohol restrictions are in place. Further, he explained, the caterer is usually in charge of the license.

Deputy County Attorney Hoffmeister asked if there would be a catering service. Mr. Taddicken explained there would be a larger kitchen as part of the project addition, but it was primarily intended for the use of the volunteers.

Mr. Stubblefield queried Mr. Taddicken if he projected the number of tourists to increase and he responded, he believes 35,000 – 40,000 tourists is acceptable. He testified he doesn't believe the sanctuary can support much larger populations. Mr. Vest asked if the populations have tapered over the years. Mr. Taddicken responded, with the exception of three years, the population has continued to increase.

Chairperson Brady asked if Mr. Taddicken would project a time that would include viewing blind reservations. Mr. Taddicken answered there is a reservation-type policy in place due to the size of the blinds. Further, he explained, the average crane visitor will spend three days in the area.

Mr. Taddicken added this area is the highest incidence of whooping cranes along the Platte River for the last 50 years.

Zoning Administrator Daniels requested Ms. Kozal review the proposed signage. She responded that the proposed sign is 12 ½' x 2 ½'. She expected the setback to be, at least, six to eight feet back from the right of way line of road. Deputy County Attorney Hoffmeister asked if the sign would be situated along that curve of Elm Island Road. Ms. Kozal confirmed.

Deputy County Attorney Hoffmeister reviewed the parking plan and advised The Zoning Office views this area as retail, sales, department stores, etc., which calculates the parking plan based on one parking plan per 200 square feet of exterior building dimensions.

Zoning Administrator Daniels explained to The Commission, in their amended packet, the following items were included: Architect Certification for Emergency Responder Radio Coverage, Emergency Responder Radio Coverage Test, Existing Structure and Additions Floorplan and Parking Plan Compliance Attachment.

Chairperson Brady closed the public hearing for Agenda Item 5(e) at 8:37 P.M.

Motion was made by Mr. Biehl, seconded by Mr. Vest, to recommend favorably the Special Use Permit Application to operate an educational and visitor center, filed by Kristal Stoner, Executive Director of Audubon Great Plains, for tax parcels 720145000 and 720173000, located at 44450 Elm Island Road, Gibbon, Nebraska, and described as Government Lot One (1), Government Lot Two (2), Government Lot Three (3), and the Southeast Quarter of the Northwest Quarter and the North Half of the Southwest Quarter of Section Fifteen (15), Township Eight (8) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska and Government Lot Eight (8), Section Ten (10), Township Eight (8) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska.

Upon roll call vote, the following Board members voted “Aye”: Vacek, Vest, Wolfe, Stubblefield, Biehl, Jeffs, Keep, and Brady.

Voting “Nay”: None.

Abstain: None.

Absent: Schmidt.

The Commission thanked the applicant for their time and application.

Old Business

Minutes

Amendments to the minutes were discussed by Zoning Administrator Daniels.

Page 12 – Exhibit 8 was missed during the original review and added. It is a document showing Exposure to Electromagnetic Fields of High Voltage and Female Infertility.

Page 14 – The following wording was added, “Deputy County Attorney Hoffmeister asked Zoning Administrator Daniels if she had the documentation, and she responded, she didn’t think so, but would check. If the documents were recovered, they would be classified as Exhibit 11.”

Page 15 –Exhibit 11 was renumbered to Exhibit 12.

Motion was made by Mr. Vacek, seconded by Ms. Jeffs, to approve the amended minutes of the February 16, 2023 meeting, as discussed.

Upon roll call vote, the following Board members voted “Aye”: Wolfe, Stubblefield, Brady, Biehl, Jeffs, Keep, and Vacek.

Voting “Nay”: None.

Abstain: Vest.
Absent: Schmidt.

Motion carried.

New Business

Report on Previous Hearings

Zoning Administrator Daniels provided a report to The Commission from the February 16, 2023 Planning Commission Meeting, and approved by the Board of Commissioners on March 14, 2023: Special Use Permit Application, filed by Vonl Mattson of Mayhew Signs, Inc., on behalf of Woody Giddings, Jr., of Bigdog, L.L.C., to install a sign; complete approval of The Comprehensive Plan, no amendments; (renumbered) Section 6.6, Location and Distance Requirements of Wind Farms; 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; Section 3.3152 (renumbered) to clarify the definition of paved and hard surfaced roads; 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, Section 8.3, regarding regulation of signage.

Secretary Wolfe thanked The Commission for their research and work for Buffalo County.

New Business, Correspondence and Other Business

Zoning Administrator Daniels stated, at the February 16, 2023 Planning Commission meeting, The Commission requested that she prepare a map that could, potentially, show the proposed setbacks for wind farms in rural Buffalo County. She, along with Deputy County Attorney Hoffmeister, reviewed the map and The Commission accepted it.

Deputy County Attorney Hoffmeister notified The Commission to consider some additional wind farm restriction, based on The Board's recommendation, including: wetlands, flyaway zones, and ½ mile from county borders.

Deputy County Attorney Hoffmeister requested Zoning Administrator Daniels send the packet submitted to The Board. Zoning Administrator Daniels responded she would.

Discussion occurred regarding wind farms and the March 14, 2023 Board of Commissioner meeting, along with additional evidence produced, during that meeting.

Discussion occurred regarding other potential zoning concerns, such as code amendment revisions.

Next Meeting

The next meeting will be conducted April 20, 2023.

Adjourn

Chairperson Brady adjourned the meeting at 9:21 P.M.

Scott Brady, Chairperson
Buffalo County Planning and Zoning Commission

Loye Wolfe, Secretary