

MINUTES OF PLANNING & ZONING COMMISSION  
JUNE 22, 2023  
BUFFALO COUNTY COURTHOUSE  
5:00 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.

Chairperson Scott Brady opened the meeting at 5:04 P.M. with a quorum present on June 22, 2023.

In Attendance: Tammy Jeffs, Kurt Schmidt, Randy Vest, Scott Stubblefield, Francis "Buss" Biehl, Willie Keep & Loye Wolfe, & Scott Brady.

Absent: Marc Vacek.

Quorum was met.

Also attending were: Deputy County Attorney Andrew Hoffmeister, Zoning Administrator Dennise Daniels, Keith Carl, of Hanna:Keelan, Associates, P.C., and Tim Keelan, of Hanna:Keelan, Associates, P.C. appeared via ZOOM. No members of the public were present.

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

The public forum was opened at 5:05 p.m. The public forum closed at 5:05 p.m.

**Workshop Session**

Chairperson Brady announced item 5(a) at 5:05 p.m. and opened discussion for revision of the 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, of Hanna:Keelan Associates, P.C. discussed the intent of the meeting, to review definitions, permitted principal uses and permitted special uses.

Zoning Administrator Daniels opened the discussion by reviewing the changes that were examined at the April Meeting. The Commission re-reviewed those changes, which primarily included definitions.

The Commission reviewed Permitted Principal Uses and Permitted Special Uses in the Agriculture (AG) District.

The Commission adjourned for a recess at 7:02 P.M.

The meeting was called to order at 7:30 P.M.

The Commission reviewed Permitted Principal Uses and Permitted Special Uses in the Rural Conservation (RC) and Agricultural – Residential (AGR) District.

The Commission discussed holding another workshop on July 27, 2023 at 5:00 P.M. to, further, discuss regulations.

Chairperson Brady closed the discussion on this agenda item at 8:55 p.m.

**Next Meeting**

The next meeting will be conducted July 20, 2023, if needed.

**Adjourn**

Chairperson Brady adjourned the meeting at 8:55 p.m.

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Scott Brady, Chairperson  
Buffalo County Planning & Zoning Commission

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Loye Wolfe, Secretary