

MINUTES OF PLANNING & ZONING COMMISSION
JULY 27, 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 5:03 P.M. with a quorum present on July 27, 2023.

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

Marc Vacek was in attendance at 5:10 P.M. and Willie Keep in attendance at 5:14 P.M.

Quorum was met.

Also attending were: Deputy County Attorney Andrew Hoffmeister, Deputy County Attorney Kari Fisk, 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 5:04 p.m. The public forum closed at 5:04 p.m.

Workshop Session

Chairperson Brady announced Item 5(a) at 5:04 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.

Zoning Administrator Daniels stated she wished to review the revisions that were proposed at the June 22, 2023 meeting to ensure The Planning Commission found the revisions to be acceptable and to discuss other small verbiage corrections. The Commission found those variations to be acceptable.

The Commission discussed Permitted Principal Uses and Permitted Special Uses in the Agricultural – Residential (AGR – 2) District, as well as minimum lot sizes.

The Commission adjourned for a recess at 6:36 P.M.

The meeting was called to order at 6:57 P.M.

The Commission discussed and reviewed Permitted Principal Uses and Permitted Special Uses in the Commercial (C) District.

The Commission discussed and reviewed Permitted Principal Uses and Permitted Special Uses in the Industrial (I) District.

The Commission deliberated holding another workshop on August 17, 2023 at 7:00 P.M. to, further, discuss regulations.

Chairperson Brady closed the discussion on this agenda item at 8:43 p.m.

Next Meeting

The next meeting will be August 17, 2023, if needed.

Adjourn

Chairperson Brady adjourned the meeting at 8:43 p.m.

Scott Brady, Chairperson
Buffalo County Planning & Zoning Commission

Loye Wolfe, Secretary