

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



AMENDED AGENDA & NOTICE OF PUBLIC MEETING THURSDAY, NOVEMBER 21, 2024 7:00 P.M.

1. Call to Order and Roll Call

- a. Resignation of Member
- b. Announcement of New Member

2. Announcement of Open Meetings Act

3. Agenda Review*

4. Public Forum

5. Public Hearing

a. Application for Zoning Map Amendment, filed by Chad Dixon, licensed land surveyor, on behalf of Brian Stittle, member of Poole Ranch Developer, L.L.C., for property described as All of Government Lot 1, Part of the Northeast Quarter of the Northwest Quarter, Part of Government Lot 2, Part of the Southeast Quarter of the Northwest Quarter and Part of the Northwest Quarter of the Northeast Quarter of Section Nineteen (19), Township Twelve (12) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, to rezone approximately 73.26 Acres, more or less, from Agriculture (AG) to Agricultural – Residential (AGR).

b. Application for Preliminary Subdivision, “Riverview Estates Subdivision”, now known as “Poole Ranch Subdivision”, filed by Chad Dixon, licensed land surveyor, on behalf of Brian Stittle, member of Poole Ranch Developer, L.L.C., for property described as All of Government Lot 1, Part of the Northeast Quarter of the Northwest Quarter, Part of Government Lot 2, Part of the Southeast Quarter of the Northwest Quarter and Part of the Northwest Quarter of the Northeast Quarter of Section Nineteen (19), Township Twelve (12) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska.

*Amended 11/18/2024

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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c. Application for Zoning Map Amendment, filed by Craig Bennett, of Miller & Associates Consulting Engineers, P.C., on behalf of Mark H. Meyer and C. Jayne Meyer, also known as Claudia Jayne Meyer, and Loren Bakko, Manager of Bakko Land, L.L.C., for property described as part of the West Half of the Northwest Quarter of Section Eight (8), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, to rezone approximately 30.13 Acres, more or less, from Agricultural – Residential (AGR) to Commercial (C).

6. Old Business

- a. Approve minutes from October 17, 2024.

7. New Business

- a. Report on Previous Hearings
- b. Correspondence and Other Business
 - i. ETJ
 - ii. Notices
- c. Next Meeting
 - i. December 19, 2024

8. Adjourn

*Amended 11/18/2024

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