

Buffalo County Planning & Zoning

1512 Central Avenue, PO Box 1270 • Kearney, Nebraska 68848

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**BUFFALO COUNTY BOARD OF ADJUSTMENT
AMENDED AGENDA & NOTICE OF MEETING
BUFFALO COUNTY COMMISSIONERS' ROOM
1512 CENTRAL AVENUE, KEARNEY, NEBRASKA
THURSDAY, DECEMBER 12, 2024
4:00 P.M.**

1. Call to Order and Roll Call
2. Announcement of Open Meetings Act
3. Agenda Review*
4. Public Forum
5. Public Hearing
 - a. Variance of Buffalo County Zoning Regulations, Section 5.32 (2)
 - b. Variance of Buffalo County Subdivision Regulations, Section 1.05; Section 2.35; Section 4.02 (E); Section 4.03; Section 4.11; Section 4.12 (A); Section 4.12 (B); Section 5.01
 - i. Mitch Humphrey, licensed land surveyor, has filed an Application for Zoning Variance, on behalf of Tyler R. Wilterding and Karmen M. Wilterding and Ryan S. Rodehorst and Rutheah A. Rodehorst, under Buffalo County Subdivision Regulations: Section 1.05 which requires all subdivided land abut a dedicated and maintained street/road; Section 2.35 which defines a street; Section 4.02 (E) which requires that all lots have a minimum 25 feet abutment along a street/road; Section 4.03 which requires streets/roads ending in a cul-de-sac be shorter than 600 feet; Section 4.03 which requires the minimum right-of-way widths to be 66 feet; Section 4.03 which requires cul-de-sacs have a 66-foot radius; Section 4.11 which require all streets/roads in a subdivision conform minimum standards; Section 4.12 (A) which requires access within a subdivision be accomplished by dedicated public streets/roads with minimum design standards; Section 4.12 (B) which requires all private

The Board of Adjustment reserves the right to adjourn into executive session per Section 84-1410 of the Nebraska Revised Statutes. The Board of Adjustment 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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streets to have a minimum width of 66 feet in width; Section 5.01 which sets out requirements for the grading of roads/streets; AND Buffalo County Zoning Regulations, Section 5.32 (2) which requires all dwellings to abut an improved road for a tract of land located in the North Half of the Southwest Quarter of Section One (1), Township Nine (9) North, Range Sixteen (16) West of the 6th p.m., Buffalo County, Nebraska.

6. Old Business
 - a. Approve minutes from May 16, 2024.
7. New Business
8. Adjourn

This Commission/Board reserves power to go into Executive Session as allowed under Nebraska law.

*Amended 11/26/2024

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