

# 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](mailto:zoning@buffalocounty.ne.gov)



## **\*AMENDED AGENDA & NOTICE OF PUBLIC MEETING THURSDAY, JANUARY 16, 2025 7:00 P.M.**

1. Call to Order and Roll Call
2. Announcement of Open Meetings Act
3. Re-Organizational Meeting
  - a. Appoint Chairperson
  - b. Appoint Vice-Chairperson
  - c. Appoint Secretary
4. Discussion regarding rescheduling June 2025 Meeting for Holiday Closure
5. Agenda Review
6. Public Forum
7. Public Hearing
  - a. Application for Preliminary Subdivision, “Heritage Hills Subdivision”, filed by Mitch Humphrey, licensed land surveyor, on behalf of Tyler R. Wilterding and Karmen M. Wilterding and Ryan S. Rodehorst and Rutheah A. Rodehorst, for a tract of land located in part of the North Half of the Southwest Quarter of Section One (1), Township Nine (9) North, Range Sixteen (16) West of the 6<sup>th</sup> p.m., Buffalo County, Nebraska.
  - b. Code amendments to The Buffalo County Zoning Regulations, with renumbering as necessary, in the following sections: Section 11.1, General Amendment, Section 11.2, Submission to Planning Commission for Amendments, Section 11.3, Amendment Consideration and Adoption, and Buffalo County Subdivision Regulations, Section 9.03, Amendments, regarding the binding recommendations of the planning commission AND Buffalo County Zoning Regulations, Section 6.6 Livestock Confinement Facilities regarding minimum distance setbacks for livestock confinement operations.

\*Amended 1/7/2025

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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## 8. Old Business

- a. Approve minutes from November 21, 2024.

## 9. New Business

- a. Report on Previous Hearings
- b. Correspondence and Other Business
  - i. ETJ
  - ii. Notices
- c. Next Meeting
  - i. February 20, 2025

## 10. Adjourn