



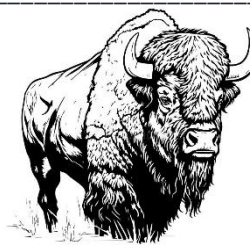
BUFFALO COUNTY PLANNING & ZONING

AGENDA & NOTICE OF PUBLIC MEETING THURSDAY, DECEMBER 18, 2025 7:00 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. Application for Zoning Map Amendment, filed by Thomas R. Murphy and Cheryl Murphy, for property described the North Half of the Northwest Quarter of Section Ten (10), Township Ten (10) North, Range Fifteen (15) West of the Sixth Principal Meridian, Buffalo County, Nebraska, to rezone approximately 80 Acres, more or less, from Agriculture (AG) to Agricultural – Residential (AGR – 1).
 - b. Code amendment to The Buffalo County Zoning Regulations, with renumbering as necessary, in the following section: Section 5.42, Agricultural – Residential 2 (AGR – 2) District, Permitted Principle Uses and Structures, regarding personal use solar energy systems on a lot comprised of 10.00 acres or more.
6. Old Business
 - a. Approve minutes from November 20, 2025.
7. New Business
 - a. Report on Previous Hearings
 - b. Correspondence and Other Business
 - i. ETJ
 - ii. Notices
 - c. Next Meeting
 - i. January 15, 2026
8. Adjourn

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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.