

MINUTES OF PLANNING AND ZONING COMMISSION
JANUARY 16, 2025
BUFFALO COUNTY COURTHOUSE
7:00 P.M.

Notice of the meeting was given in advance thereof by publication in the Kearney Hub, the designated method for giving notice, on January 2, 2025. 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 and Zoning Commission and availability of the Agenda was communicated in the advance notice. The Agenda is available for anyone wanting a copy.

Interim Chairperson Scott Brady opened the meeting at 7:02 P.M. on January 16, 2025. He announced that Kurt Schmidt has resigned from his position on The Planning Commission.

In Attendance: Marc Vacek, Loye Wolfe, Tammy Jeffs, Scott Stubblefield, Jeremy Sedlacek and Scott Brady.

Absent was Willie Keep.

Quorum has been met.

Also attending were: Deputy County Attorney Josiah Davis and Zoning Administrator Dennise Daniels. There were a few members of the public present.

Deputy County Attorney Andrew Hoffmeister joined later during the meeting.

Interim Chairperson Brady announced The Open Meetings Act and amended agendas were available if anyone wished to have one.

Interim Chairperson Brady turned the meeting over to Zoning Administrator Dennise Daniels.

Zoning Administrator Daniels began with the Re-Organizational Meeting of Officers.

Zoning Administrator Daniels called for nominations for a Chairperson. Mr. Vacek nominated Scott Brady. Zoning Administrator Daniels called for further nominations three times. No additional nominations were made.

The motion was made by Mr. Vacek and seconded by Ms. Jeffs, to cease nominations.

Upon roll call vote, the following Board members voted "Aye": Jeffs, Sedlacek, Stubblefield, Vacek, and Wolfe.

Voting "Nay": None.

Abstain: Brady.

Absent: Keep.

Motion carried: nominations were ceased.

Zoning Administrator Daniels asked if there were other nominations for Chairperson. No one spoke. A motion was made by Mr. Stubblefield, seconded by Ms. Wolfe, to cast a unanimous ballot for Scott Brady.

Upon roll call vote, the following Board members voted “Aye”: Jeffs, Sedlacek, Stubblefield, Vacek, and Wolfe.

Voting “Nay”: None.

Abstain: Brady.

Absent: Keep.

Motion carried: Scott Brady declared Chairperson.

Zoning Administrator Daniels turned the meeting over to Chairperson Brady.

Chairperson Brady called for nominations for Vice-Chairperson. A nomination was made by Ms. Jeffs to nominate Willie Keep for Vice-Chairperson and seconded by Mr. Sedlacek. Chairperson Brady called for further nominations three times. No additional nominations were made.

A motion, made by Ms. Jeffs, and seconded by Mr. Sedlacek, ceased nominations.

Upon roll call vote, the following Board members voted “Aye”: Jeffs, Sedlacek, Stubblefield, Vacek, Wolfe, and Brady.

Voting “Nay”: None.

Abstain: None.

Absent: Keep.

Motion carried: nominations were ceased.

Chairperson Brady requested a motion to cast a unanimous ballot for Willie Keep as Vice-Chairperson, motion was made by Mr. Vacek, seconded by Ms. Jeffs.

Upon roll call vote, the following Board members voted “Aye”: Jeffs, Sedlacek, Stubblefield, Vacek, Wolfe, and Brady.

Voting “Nay”: None.

Abstain: None.

Absent: Keep.

Motion carried: Willie Keep declared Vice-Chairperson.

Chairperson Brady called for nominations for Secretary. A nomination was made by Ms. Wolfe, to nominate Tammy Jeffs for secretary and seconded by Mr. Vacek. No additional nominations were made.

A motion was made by Mr. Vacek, seconded by Mr. Stubblefield, to cease nominations and cast a unanimous ballot for Tammy Jeffs as Secretary.

Upon roll call vote, the following Board members voted “Aye”: Sedlacek, Stubblefield, Vacek, Wolfe, and Brady.

Voting “Nay”: None.

Abstain: Jeffs.

Absent: Keep.

Motion carried: nominations were ceased and Tammy Jeffs was declared Secretary.

The Commission discussed rescheduling the June 2025 Planning Commission Meeting, as the third Thursday of June falls on June 19, 2025, Juneteenth, which is a federal holiday.

After discussion, Ms. Wolfe recommended rescheduling the regular meeting for June 18, 2025.

A motion was made by Ms. Wolfe and seconded by Mr. Sedlacek to reschedule the meeting to June 18, 2025 as an alternative to the regularly scheduled meeting of the Planning Commission on June 19, 2025, which falls on a federal holiday.

Upon roll call vote, the following Board members voted “Aye”: Jeffs, Sedlacek, Stubblefield, Vacek, Wolfe, and Brady.

Voting “Nay”: None.

Abstain: None.

Absent: Keep.

The public forum was opened at 7:10 P.M. No one spoke. The public forum closed at 7:11 P.M.

Chairperson Brady announced the procedure and etiquette for the upcoming public hearings.

Public Hearing. 7(a)

Chairperson Brady opened the public hearing for Agenda Item 7(a) at 7:11 P.M. regarding an 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 6th p.m., Buffalo County, Nebraska.

Mitch Humphrey, licensed land surveyor, located at 5308 Parklane Drive, Kearney, Nebraska, stepped forward to present the application. Mr. Humphrey provided a brief procedural history of the subject tract, explaining the preliminary plat, as presented was nonconforming and went in front of the Board of Commissioners, and received its full denial. The proposed subject, also, went in front of the Board of Adjustment, and received any necessary relaxations in order for the subdivision to move forward to The Planning Commission.

Mr. Humphrey recalled the history of the subject tract from when it was originally subdivided, around 1999, by Heritage Christian Homes as a residence for foster children. Mr. Humphrey

added that the site boasted three structures: two large residences and an office structure, all placed on a single parcel. Although, however, he continued, the sixty-foot access easement was purchased as a separate tract from the residential tract. He added that after Heritage Christian Homes ceased to operate the property was sold to the applicants.

The applicants, he continued, are running into issues with insurance, loans, etc. with multiple buildings on the same parcel. With those issues in mind, he added, the applicants have decided to subdivide the current tract and have received the relaxations required by The Board of Adjustment to make the subdivision conforming.

Mr. Humphrey reviewed the nonconformities in the proposed preliminary plat and discussed the relaxations as provided by The Board of Adjustment.

Mr. Humphrey also highlighted similar subdivisions in the same general area that were recently subdivided.

Mr. Humphrey discussed the floodplain that dissects the proposed subdivision, as well as the storm water detention cell.

Mr. Humphrey then discussed the road name for the subject tract. He testified that the access road was originally named 1st Avenue Place North, which is a similar name to the subdivision directly to the south, Roubicek Subdivision. He stated that after review by The Board of Adjustment, it was recommended to rename the access road to E. 106th Street Place.

Mr. Sedlacek inquired what the structures were currently being used for. Mr. Humphrey explained that the two residences are houses for the applicants and the office building is being converted to a residence. He added that the last lot could potentially have another residence. Mr. Humphrey added that the traffic would significantly decline with the proposed subdivision versus the use which occurred under Heritage Christian Homes.

Chairperson Brady inquired if Buffalo County would be required to maintain the road. Mr. Humphrey stated that Buffalo County would not be responsible for the maintenance of the easement. Mr. Vacek asked if there was anything in writing to ensure Buffalo County would not be responsible to maintain the road. Zoning Administrator Daniels stated that the verbiage removing Buffalo County as part responsible for the maintenance of the road will be shown on the final plat. Mr. Humphrey confirmed.

Ms. Wolfe stated that she appreciated the design of the subdivision in the current situation. Mr. Sedlacek asked Mr. Humphrey if the access easement will be held equal ownership by Lot 1 and Lot 4. Mr. Humphrey stated that although all four lots will have access to the easement, it will be owned by the purchasers of Lot 1 and Lot 4.

Chairperson Brady stated that the proposed subdivision appeared to be in line with the Agricultural – Residential (AGR) District.

Chairperson Brady asked the applicant, who later identifies himself as Tyler Wilterding, of 10635 1st Avenue Place North, to step forward. Chairperson Brady inquired if Mr. Wilterding intended to sell Lot 1 and Lot 4 and keep Lot 2 and Lot 3. Mr. Wilterding confirmed.

Chairperson Brady closed the public hearing at 7:38 P.M.

Motion was made by Ms. Wolfe, and seconded by Mr. Sedlacek to favorably recommend the 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 6th p.m., Buffalo County, Nebraska, to the Buffalo County Board of Commissioners, with the condition that the road be renamed to E. 106th Street Place.

Upon roll call vote, the following Board members voted "Aye": Jeffs, Sedlacek, Stubblefield, Vacek, Wolfe, and Brady.

Voting "Nay": None.

Abstain: None.

Absent: Keep.

Motion carried.

Mr. Humphrey, then, requested that The Commission consider revising the subdivision regulations to authorize the preliminary plat process and final plat process be combined into the same hearing. The Commission thanked him for his recommendation.

Chairperson Brady opened the public hearing for Agenda Item 7(b) at 7:44 P.M. regarding an 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.

Deputy County Attorney Davis provided a summary of each of the proposed amendments with The Commission.

Discussion occurred regarding clarification of each amendment and the original resolution passed down from the Buffalo County Board of Commissioners was reviewed.

Chairperson Brady adjourned for a break at 8:09 P.M., and re-convened at 8:15 P.M. with the following members present: Marc Vacek, Loye Wolfe, Tammy Jeffs, Scott Stubblefield, Jeremy Sedlacek and Scott Brady.

Deputy County Attorney Hoffmeister appeared at 8:17 P.M.

Discussion continued regarding review of each amendment with Deputy County Attorney Hoffmeister.

Motion was made by Secretary Jeffs, and seconded by Mr. Vacek to favorably recommend, but with reluctance, Proposed Amendment #2, for the Zoning Resolution of Buffalo County to be amended as follows, with the entirety of Sec. 11.1, 11.2 and 11.3 deleted, effective as to any pending and/or future amendment proposed with the following exceptions, replace “45 days” with “60 days” and replace “90 days” with “120 days”, as shown in red, generally shown by underlining as additions and strikethrough as deletion, as reflected below, and renumbering as necessary to the Buffalo County Board of Commissioners:

“AMENDMENT 11.1 GENERAL The regulations, restrictions and boundaries set forth in this Resolution may from time to time be amended, supplemented, changed or repealed, provided however that no such action may be taken until after public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. At least ten days’ notice of the time and place of such hearing shall be published in a newspaper of general circulation in the county.

11.2 SUBMISSION TO PLANNING COMMISSION

An amendment may be initiated by the County Board of Commissioners by a motion of the County Board, by the Planning Commission by motion of a member of the Planning and Zoning Commission, or by written petition of any property owner addressed to the County Board of Commissioners. The County Board of Commissioners shall act on any petition prior to ~~90~~ 120 days of date of receipt. Having once considered a petition, the County Board of Commissioners will not consider substantially the same petition or proposal for one year from date of rejection. If the amendment request is not acted upon by the County after ~~90~~ 120 days of receipt, the proposal shall be deemed to be denied by the County Board. If the amendment request is not adopted in some form by the County Board after one (1) year after date of receipt or initiating motion derived from the County Board or Planning Commission, the proposal shall be deemed denied by the County Board.

All proposed amendments, except those initiated by the Planning Commission, shall be submitted to the Planning Commission for study and recommendation. The Planning Commission shall study the proposals to determine:

- A. The need and justification for the change.
- B. When pertaining to a change in the district classification of property, the effect of the change, if any, on the property and on surrounding properties.
- C. When pertaining to a change in the district classification of property, the amount of undeveloped land in the general area and in the county having the same district classification as requested.
- D. The relationship of the proposed amendment to the purposes of the general planning program, with appropriate consideration as to whether the proposed change will further the purpose of this Resolution and the Comprehensive Plan.

Within ~~45~~ 60 days from the date that any proposed amendment is referred to it (unless a longer period shall have been established by mutual agreement between the County Board of Commissioners and the Planning Commission in the particular case), the Planning Commission shall submit its report and recommendation to the County Board of Commissioners.

A vote either for or against an amendment by a majority of all the Planning Commission members present shall constitute a recommendation of the Commission; whereas a vote either for or against an amendment by less than a majority of the Planning Commission present constitutes a failure to recommend. When amending zoning district boundaries, the Planning Commission and County Board where applicable and authorized may place conditions upon property sought to be re-zoned. (Resolution 9-14-04)

When the Planning Commission submits a recommendation of approval or disapproval of the proposed amendment, and the County Board agrees with the recommendation of the Planning Commission, then the County Board, may by simple majority vote, adopt the recommendation of approval or denial of the proposed all done by resolution.

When the Planning Commission submits a recommendation of approval or disapproval of the proposed amendment, and the County Board does not agree with the recommendation of the Planning Commission, then the County Board, by no less than two-thirds majority vote may modify the Planning Commission's recommendation and adopt the amendment as modified by the Board all done by resolution.

When the Planning Commission submits a failure to recommend ~~or to disapprove an amendment~~ then the County Board may take such action as it deems appropriate with the final decision of the County Board done by resolution.

If the amendment shall affect the boundaries of any district, the resolution shall define the change or the boundary as amended, shall order the Official Zoning Map(s) to be changed to reflect such amendment, and shall amend the section of the resolution incorporating the same and reincorporate such Map as amended

11.3 Notice:

Notice of hearing for an amendment for hearing at the Planning Commission and/or Board of County Commissioners shall fix the time and place for the amendment hearing and contain a statement regarding the proposed changes in regulations or restrictions or in the boundary of any district. If the proposed amendment is not a general revision of an existing provision of this resolution, and will affect specific property, it shall be designated by legal description and general street location. In addition to such publication notice, written notice of such proposed amendment shall be mailed to all owners of lands located within three hundred (300) feet of the area proposed to be altered and an opportunity granted to interested parties to be heard. Also, in addition to the proposed notices, notice of the hearing shall also be posted ten (10) days in advance of the public hearing(s) concerning the property in a conspicuous place on or near the property to seeking action in the public hearing."

Upon roll call vote, the following Board members voted “Aye”: Jeffs, Sedlacek, Stubblefield, Vacek, and Wolfe.

Voting “Nay”: None.

Abstain: None.

Absent: Keep.

Motion carried.

The Planning Commission, then, reviewed Proposed Amendment #3, amendments of Section 9.03 of the Buffalo County Subdivision Regulations, with amendments noted in strikethrough for deletion of, and underlining for added, language:

“Sec. 9.03 AMENDMENTS. Amendments to substantive issues in this Resolution and fees are amended as follows: The procedure for the consideration and adoption of any such proposed amendments, excepting changes for fees, shall be in like manner as that required for the consideration and adoption of the resolution except herein before or herein after modified.

A. Subdivision Resolution Amendments for matters other than fees: Suggested amendments to this subdivision resolution shall be initiated by the County Board of Commissioners by a motion of the County Board, by the Planning Commission by motion of a member of the Planning and Zoning Commission, or by written petition of any property owner addressed to the County Board of Commissioners by written application, filed in the Office of the County Clerk, or Office of the Zoning Administrator. Upon receipt of such application, the Zoning Administrator shall forward the application to amend to the Planning Commission for its recommendation. Upon public hearing with notice as prescribed in this Resolution, the Planning Commission shall forward its recommendation to the County Board, within ~~thirty (30)~~ sixty (60) days. Upon public hearing, the County Board may allow, deny, or allow with modifications, the proposed amendment all done in resolution form.

B. Fee Amendment Fees referred to this Resolution can be reviewed and amended by County Board at public hearing without need of submission of the same to the Planning Commission.”

The Commission reviewed the proposed amendment with Buffalo County Deputy Attorney Hoffmeister.

Motion was made by Ms. Wolfe, and seconded by Mr. Sedlacek to favorably recommend Proposed Amendment #3, for the Subdivision Resolution of Buffalo County to be amended as follows, with amendments noted in strikethrough for deletion of, and underlining for added, language to the Buffalo County Board of Commissioners:

“Sec. 9.03 AMENDMENTS. Amendments to substantive issues in this Resolution and fees are amended as follows: The procedure for the consideration and adoption of any such proposed amendments, excepting changes for fees, shall be in like manner as that required for the consideration and adoption of the resolution except herein before or herein after modified.

A. Subdivision Resolution Amendments for matters other than fees: Suggested amendments to this subdivision resolution shall be initiated by the County Board of Commissioners by a motion of the County Board, by the Planning Commission by motion of a member of the Planning and Zoning Commission, or by written petition of any property owner addressed to the County Board of Commissioners by written application, filed in the Office of the County Clerk, or Office of the Zoning Administrator. Upon receipt of such application, the Zoning Administrator shall forward the application to amend to the Planning Commission for its recommendation. Upon public hearing with notice as prescribed in this Resolution, the Planning Commission shall forward its recommendation to the County Board, within ~~thirty (30)~~ sixty (60) days. Upon public hearing, the County Board may allow, deny, or allow with modifications, the proposed amendment all done in resolution form.

B. Fee Amendment Fees referred to this Resolution can be reviewed and amended by County Board at public hearing without need of submission of the same to the Planning Commission.”

Upon roll call vote, the following Board members voted “Aye”: Jeffs, Sedlacek, Stubblefield, Vacek, Brady, and Wolfe.

Voting “Nay”: None.

Abstain: None.

Absent: Keep.

The Planning Commission, then, reviewed Proposed Amendment #4 regarding provisions relating to intensive livestock facilities, amended to read, with red being added language to the existing draft now before the Board, underlining indicated additional language with strikethrough indicating deletion):

B. Distance requirements:

1. Any new or expanding livestock confinement facilities/operations greater than Class I, shall either be: (1) a minimum distance from any dwelling, commercial or industrial facility, or church, school or any other facility operated and/or utilized by the general public other than the dwelling of the confinement facilities/operations owner and/or operator unless owner(s) of each dwelling, commercial or industrial facility, or church, school or other facility operated and/or utilized by the general public (or all surface landowners, has or have executed a waiver of nuisance in form similar to form attached to this resolution, or the applicant obtains have signed waiver(s) of nuisance in form similar to Exhibit A, Nuisance Form, attached to this resolution letters of agreement from surface landowner(s) within below stated radius of the designated perimeter supporting the proposed expansion or development of new livestock confinement facilities/operations. (Resolution 7-10-12)

2. Any new or expanding livestock confinement facility/operation Greater than Class I, shall also be:

a. No closer than one (1) mile from any property zoned AGR-1 or AGR-2 when the area zoned AGR-1 or AGR-2 comprises no less than 20.0 contiguous acres. (OPTION: 2 miles or make it something like 40.0 acres contiguous acres)

b. No closer than two (2) miles from the corporate limits of any village or city.

C. Subjection to the distancing provisions set out in the foregoing subsections 2.(a) and 2.(b), the minimum distances as set out in 6.6 B.1. shall be relaxed fifty percent for any expanding or new livestock confinement facilities/operations facility that is situated within any part of Harrison, Sartoria, Loup, Beaver, Cherry Creek, Scott, Rusco, Cedar, Schneider, and Gardner townships, the south half of Garfield township, and the north half of Valley and Sharon townships, as to any existing residence. However, any new residence wherever located shall be located no less than 1.5 times the required minimum distance from an existing livestock confinement facilities/operation unless the applicant for the new residence executes a nuisance waiver as to the livestock confinement facility/operation and presents a signed waiver of this distancing requirement executed by the owner of the livestock confinement facility/operation. A form waiver, attached as Exhibit A, to this resolution, is a suggested wavier form.

The Commission reviewed the proposed amendment with Buffalo County Deputy Attorney Hoffmeister.

Ms. Wolfe prepared a memo, regarding water quality and water quantity in Buffalo County, which was requested to be attached as Exhibit A. The Commission, also, reviewed Exhibit B, which was the NRD Groundwater Quantity Regulations Across Nebraska, January 2024 Map and NRD Groundwater Quality Regulations Across Nebraska, January 2024 Map.

Moved by Secretary Jeffs and seconded by Mr. Stubblefield to favorably recommend the entirety of Proposed Amendment #4, including Option a (1), except Subsection C, which was disfavorably recommended because it affects quality of life of the residents of Buffalo County, quality/quantity of water, and is not representative to farmers and ranchers of Buffalo County, to the Buffalo County Board of Commissioners:

1. Any new or expanding livestock confinement facilities/operations greater than Class I, shall either be: (1) a minimum distance from any dwelling, commercial or industrial facility, or church, school or any other facility operated and/or utilized by the general public other than the dwelling of the confinement facilities/operations owner and/or operator unless

owner(s) of each dwelling, commercial or industrial facility, or church, school or other facility operated and/or utilized by the general public (or all surface landowners, has or have executed a waiver of nuisance in form similar to form attached to this resolution, or the applicant obtains have signed waiver(s) of nuisance in form similar to Exhibit A, Nuisance Form, attached to this resolution letters of agreement from surface landowner(s) within below stated radius of the designated perimeter supporting the proposed expansion or development of new livestock confinement facilities/operations. (Resolution 7-10-12)

2. Any new or expanding livestock confinement facility/operation Greater than Class I, shall also be:

a. No closer than one (1) mile from any property zoned AGR-1 or AGR-2 when the area zoned AGR-1 or AGR-2 comprises no less than 20.0 contiguous acres. (OPTION: 2 miles or make it something like 40.0 acres contiguous acres)

b. No closer than two (2) miles from the corporate limits of any village or city.

~~C. Subjection to the distancing provisions set out in the foregoing subsections 2.(a) and 2.(b), the minimum distances as set out in 6.6 B.1. shall be relaxed fifty percent for any expanding or new livestock confinement facilities/operations facility that is situated within any part of Harrison, Sartoria, Loup, Beaver, Cherry Creek, Scott, Rusco, Cedar, Schneider, and Gardner townships, the south half of Garfield township, and the north half of Valley and Sharon townships, as to any existing residence. However, any new residence wherever located shall be located no less than 1.5 times the required minimum distance from an existing livestock confinement facilities/operation unless the applicant for the new residence executes a nuisance waiver as to the livestock confinement facility/operation and presents a signed waiver of this distancing requirement executed by the owner of the livestock confinement facility/operation. A form waiver, attached as Exhibit A, to this resolution, is a suggested wavier form.~~

Upon roll call vote, the following Board members voted "Aye": Jeffs, Sedlacek, Stubblefield, Vacek, Brady, and Wolfe.

Voting "Nay": None.

Abstain: None.

Absent: Keep.

Motion carried.

Chairperson Brady closed the public hearing at 9:47 P.M.

Old Business

Minutes

Motion was made by Secretary Jeffs, and seconded by Mr. Sedlacek to approve the November 21, 2024 meeting minutes, as presented.

Upon roll call vote, the following Board members voted “Aye”: Jeffs, Sedlacek, Stubblefield, Vacek, Wolfe, and Brady.

Voting “Nay”: None.

Abstain: None.

Absent: Keep.

Motion carried.

New Business

Report on Previous Hearings

Zoning Administrator Daniels reported that the Buffalo County Board of Commissioners reviewed the 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), and approved it with their recommendations on December 23, 2024.

Zoning Administrator Daniels reported that the Buffalo County Board of Commissioners reviewed the 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, and approved with the recommendations that The Commission placed on the project on December 23, 2024.

Zoning Administrator Daniels reported that the Buffalo County Board of Commissioners reviewed the 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), was originally heard on December 23, 2024 and recessed to the January 28, 2025 Board of Commissioner Meeting. She stated she would report back with that update.

Zoning Administrator Daniels reviewed the correspondence with The Commission. She notified The Commission of Tech One Fourth being re-submitted and asked The Commission to review the letter that was sent to the city of Kearney on December 6, 2024.

She also reviewed the Hall County Comprehensive Plan notice with The Commission.

Zoning Administrator Daniels notified The Commission that federal mileage reimbursement increased to \$0.70 per mile.

Zoning Administrator Daniels reported that The Nebraska Planning Conference will be held March 5, 2025 through March 7, 2025 and would provide more information as topics become available.

Next Meeting

The next meeting will be February 20, 2025, with the submission of an Application of Special Use Permit for a crushed concrete plant for another interstate project to the office of the Buffalo County Zoning Administrator.

Adjourn

Chairperson Brady adjourned the meeting at 9:51 P.M.

Scott Brady, Chairperson
Buffalo County Planning Commission

Tammy Jeffs, Secretary
Buffalo County Planning Commission