



BUFFALO COUNTY PLANNING & ZONING

BUFFALO COUNTY BOARD OF ADJUSTMENT AGENDA & NOTICE OF MEETING THURSDAY, FEBRUARY 12, 2026 4:00 P.M.

1. Call to Order and Roll Call
 - a. Term Expiration & Recognition of Richard "Dick" Pierce
 - b. Introduction and Appointment of M. Dale Gibbs
2. Re-Organizational Meeting
 - a. Appoint Chairperson
 - b. Appoint Vice-Chairperson
 - c. Appoint Second Vice-Chairperson
3. Announcement of Open Meetings Act
4. Agenda Review
5. Public Forum
6. Public Hearing
 - a. Variance of Buffalo County Zoning Regulations, Section 5.12 (8); Section 5.16 (2A); Section 5.16 (3) & Section 5.17
 - b. Variance of Buffalo County Subdivision Regulations, Section 1.05; Section 2.23 (a); Section 2.35; Section 4.02 (E); Section 4.03; Section 4.07 (C); Section 4.07 (E); Section 4.11; Section 4.12 (A); Section 4.12 (B); Section 5.01

Joshua Gilbertson, licensed land surveyor, on behalf of Scott R. Phillips, Successor Co-Trustee of the Lee Nell Phillips Revocable Trust Dated December 4, 1990 and Successor Co-Trustee of the Ercil D. Phillips Family Trust also known as The Phillips Family Trust, Gary D. Phillips, Successor Co-Trustee of the Lee Nell Phillips Trust Revocable Trust Dated December 4, 1990 and Successor Co-Trustee of the Ercil D. Phillips Family Trust also known as The Phillips Family Trust, Douglas E. Welliver, Christine A. Welliver, and Golfside Estates Subdivision Homeowners Association, Inc., has filed an Application for Zoning Variance for Buffalo County Zoning Regulations: Section 5.12 (8), regarding 4 houses per quarter section; Section 5.16 (2A) regarding minimum lot sizes in the

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Agriculture (AG) District; Section 5.16 (3), regarding minimum distances abutting an improved road; Section 5.17, regarding minimum front yards; AND Buffalo County Subdivision Regulations: Section 1.05 regarding all lots abutting an improved road; Section 2.23 (a) which defines a lot; Section 2.35 regarding the definition of a street; Section 4.02 (E) regarding minimum footage abutting an improved road; Section 4.03 regarding minimum road/street lengths; Section 4.07 (C) regarding allowance of lots sizes smaller than required; Section 4.07 (E) regarding frontage upon improved roadway; Section 4.11, regarding minimum access requirements; Section 4.12 (A) regarding access requirements; Section 4.12 (B) regarding minimum street width; Section 5.01 regarding minimum grading/surfacing requirements in Golfside Estates, Lots 23-24 and Lots 26-31, also known as a tract of land being part of the Southwest Quarter of Section 36, Township 11 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska.

7. Old Business

- a. Approve minutes from October 9, 2025.

8. New Business

9. Adjourn

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