



BUFFALO COUNTY PLANNING & ZONING

February 10, 2026

Members of the Planning & Zoning Commission:

The Buffalo County Planning & Zoning Commission will meet on Thursday, **February 19, 2026**, at **7:00 P.M.**, at the Buffalo County Board of Commissioners' Board Room, located at 1512 Central Avenue, Kearney, Nebraska.

The only agenda item for discussion is an Application for Zoning Map Amendment, filed by Dave Wilke, for property described as a tract of land located in the Northwest Quarter of Section Two (2), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, to rezone approximately 7.28 Acres, more or less, from Agricultural - Residential 2 (AGR - 2) to Commercial (C).

If you have additional questions, please feel free to reach out!

Sincerely,

Dennise Daniels
Zoning Administrator

(Enclosure)

TEL: (308) 236-1998
FAX: (308) 236-1870

ZONING@BUFFALOCOUNTY.NE.GOV



1512 CENTRAL AVENUE
P.O. BOX 1270
KEARNEY, NE 68848



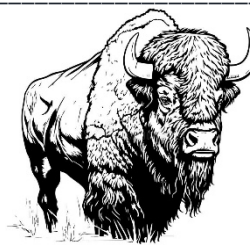
BUFFALO COUNTY PLANNING & ZONING

AGENDA & NOTICE OF PUBLIC MEETING THURSDAY, FEBRUARY 19, 2026 7:00 P.M.

1. Call to Order and Roll Call
 - a. Appoint Chairperson
 - b. Appoint Vice-Chairperson
 - c. Appoint Secretary
2. Announcement of Open Meetings Act
3. Agenda Review
4. Public Forum
5. Public Hearing
 - a. Application for Zoning Map Amendment, filed by Dave Wilke, for property described as a tract of land located in the Northwest Quarter of Section Two (2), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, to rezone approximately 7.28 Acres, more or less, from Agricultural - Residential 2 (AGR - 2) to Commercial (C).
6. Old Business
 - a. Approve minutes from December 18, 2025
7. New Business
 - a. Report on Previous Hearings
 - b. Correspondence and Other Business
 - i. ETJ
 - ii. Notices
 - c. Next Meeting
 - i. March 19, 2026
8. Adjourn

TEL: (308) 236-1998
FAX: (308) 236-1870

ZONING@BUFFALOCOUNTY.NE.GOV



1512 CENTRAL AVENUE
P.O. BOX 1270
KEARNEY, NE 68848

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.

Zoning Agenda

Item #1

2-9-16
Riverdale

**APPLICATION FOR A CHANGE OF ZONING
BUFFALO COUNTY, NEBRASKA**

Filing Fee: \$330.00 plus estimated cost of publication made payable to Buffalo County.

Form must be filled out completely before acceptance of this application for processing. **Please print.**

Date 1/12/2026

Applicant's Name Dave Wilke Telephone # 308-627-6825

Applicant's Address 27705 115th Rd, Kearney, NE Zip Code 68845

Present Use of Subject Property Residential and steel building for construction business

Desired Use of Subject Property Residential Rental, Commercial Rental of Buildings

Present Zoning Ag Residential Requested Zoning ~~Ag Residential~~ Commercial

Legal Description of Property Requested to be Rezoned Tract in NW1/4 2-9-16

Area of Subject Property, Square Feet and/or Acres 7.28

How are Adjoining Properties Used (Actual Use)

North Farm Cropland

South House/Outbuilding

East House/Building

West Cropland

If Exhibits are furnished, please describe and enumerate. Furnish plot or site plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.

Justification

You must justify your request. Questions 1 through 4 must be answered completely. Use additional sheets if needed.

1. What is the general character of the area? Describe.
Acreage along gravel road and 17th Ave. Includes 2 large steel buildings & two smaller buildings. Includes a modular home. Fence along south & west
Property is adjacent to farmland & rural acreage sites.
2. Can soil conditions support the kinds of development in the proposed zoning district? What is the soil classification of the area?
Yes property has mostly gravel lot and good drainage.
3. What type of sewer and water system will be used?
Well and septic currently
4. How will the proposed zoning district affect traffic in the area?
No change

The Zoning Administrator, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

The above requested information is, to the best of my knowledge, true and accurate.

Signature of Owner David L Wilke Signature of Agent _____

Printed Name Dave Wilke Printed Name _____

Buffalo County Zoning
1512 Central Ave.
PO Box 1270
Kearney, NE 68848
308-236-1998

Office Use Only	
Permit Number	<u>2026-003</u>
Amount	<u>390.00</u> Receipt # <u>975154</u>
Floodplain Yes or No	<u>1/20/26</u> <u>Q.S.</u>
Date	Initial

OFFICE USE ONLY

Permit # 2026-003

Fee Received 390⁰⁰

Receipt # 975154

Date _____

Approved _____

Disapproved _____

Chair, Buffalo County Planning Commission

Date _____

Approved _____

Disapproved _____

Chair, Buffalo County Board of Commissioners

Document History

SignNow E-Signature Audit Log

All dates expressed in MM/DD/YYYY (US)

Document name: ZoningChangeApplication
Document created: 01/13/2026 14:35:09
Document pages: 3
Document ID: fe283100b0824bb8b95d5e00226b6a24c4f1d77f
Document Sent: 01/13/2026 14:36:12 UTC
Document Status: Signed
 01/13/2026 15:14:41UTC

Sender: adam@marshallbid.com
Signers: dave@wilkecc.com
CC:

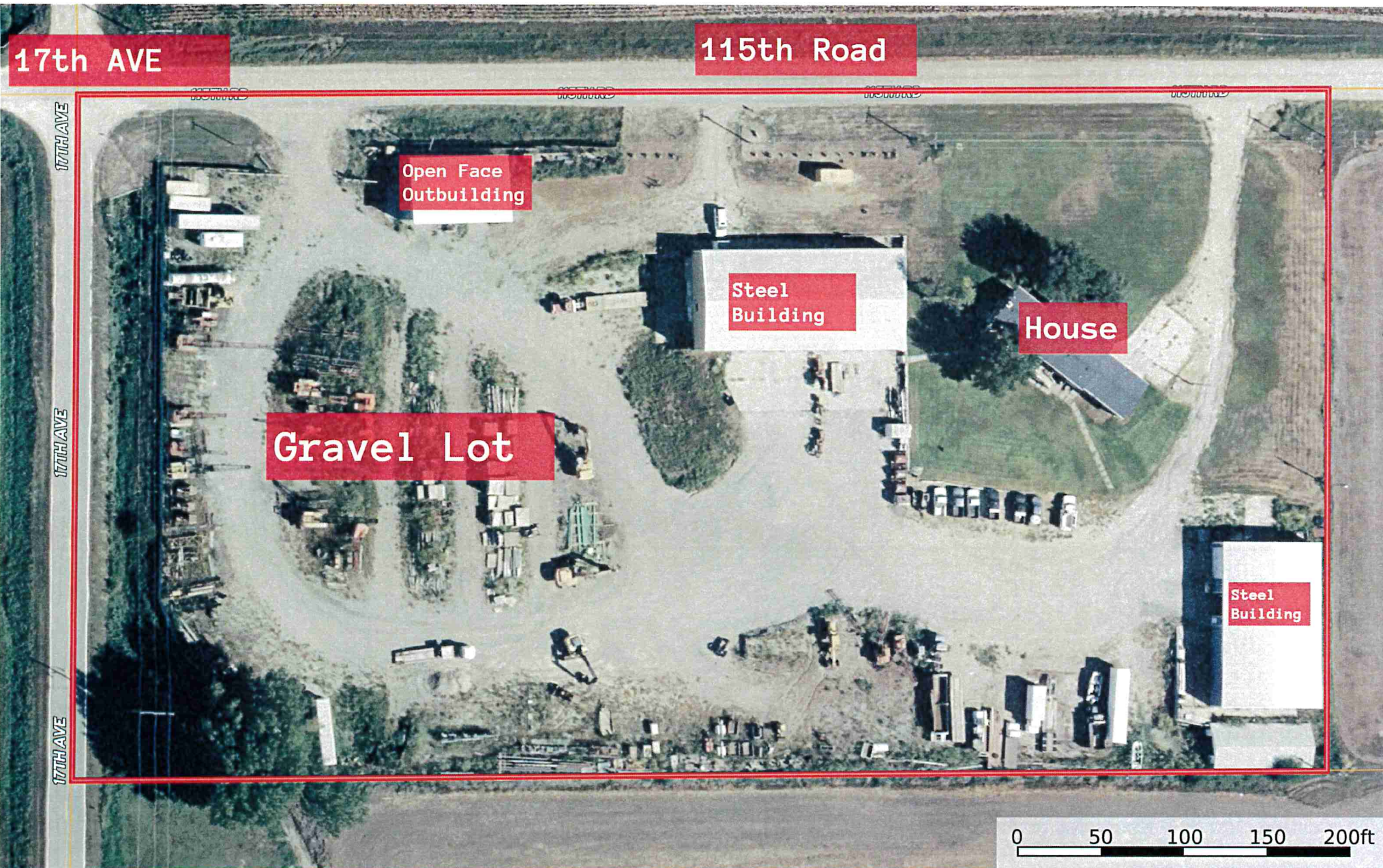
Client	Event	By	Server Time	Client Time	IP Address
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SignNow Web Application	Viewed the Document	adam@marshallbid.com	01/13/2026 14:35:14 pm UTC	01/13/2026 14:35:14 pm UTC	24.223.108.73
SignNow Web Application	Document Saved	adam@marshallbid.com	01/13/2026 14:36:02 pm UTC	01/13/2026 14:36:02 pm UTC	24.223.108.73
SignNow Web Application	Invite Sent to: dave@wilkecc.com	adam@marshallbid.com	01/13/2026 14:36:12 pm UTC	01/13/2026 14:36:11 pm UTC	24.223.108.73
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SignNow Web Application	Sender adam@marshallbid.com received a signed document copy	adam@marshallbid.com	01/13/2026 15:14:46 pm UTC	01/13/2026 15:14:41 pm UTC	98.97.118.17
SignNow Web Application	Signer dave@wilkecc.com received a signed document copy	dave@wilkecc.com	01/13/2026 15:14:47 pm UTC	01/13/2026 15:14:41 pm UTC	98.97.118.17
SignNow Web Application	Viewed the Document	adam@marshallbid.com	01/13/2026 15:15:28 pm UTC	01/13/2026 15:15:27 pm UTC	24.223.108.73
SignNow Web Application	Viewed the Document	adam@marshallbid.com	01/13/2026 15:15:45 pm UTC	01/13/2026 15:15:43 pm UTC	24.223.108.73

Wilke Zoning

1. 27705 115th Road, Kearney, NE 68845
Tract in NW ¼ of Section 2, Township 9 North, Range 16 West of the 6th PM Buffalo County.
2. Current Zoning: Ag Residential
Requested Zoning: Commercial
3. Existing use is of a modular home being rented to family member and outbuildings were used for construction business for 40+ years.

Proposed use is similar to the existing use. Possibly renting the building to an equipment or truck repair and to a construction business. House will continue to be a rental.

4. Kirschner Farms, 25135 310th, Pleasanton, NE, 68866
Eric Nesiba, 11590 Grove, Kearney, NE, 68845
Keith Stafford, 4614 Parklane, Kearney, NE, 68847
Lonnie Jones, 11255 17Th, Kearney, NE, 68845
David Runge, 1525 112Th, Kearney, NE, 68845
Jeff Arnold, 1425 112th, Kearney, NE, 68845
Michael Cernik, 2605 56Th, Kearney, NE, 68845
Audry Caldwell, 27835 115th, Kearney, NE, 68845
5. Current owner is selling the property. The buyer of the property will be renting out the house. We're told by zoning that it's not zoned correctly to do able to do this. The buyer would like to rent one of both buildings to people who would use it for commercial use such as an automotive or truck repair. Possibly a construction-type tenant with equipment to store and operate out of the building.
6. See attached drawings of location, dimensions, use of property, and all properties within three hundred feet via Exhibit A, Exhibit B, and Exhibit C.



Wilke
Nebraska, AC +/-

Exhibit B



Fence Boundary

ADAM MARSHALL



2025-00423

KELLIE JOHN

BUFFALO COUNTY REGISTER OF DEEDS
KEARNEY, NEBRASKA

RECORDED ON: 01/29/2025 03:16:18 PM

DEED OF DISTRIBUTION

REC FEE: 10.00

PAGES: 1

PD: 10.00 ESCROW:

CK: ACH SIMPLIFILE

REC'D: SIMPLIFILE

SUB: PARKER GROSSART & BAHENSKY LLP

27705 115TH ROAD-KEARNEY

NEBRASKA DOCUMENTARY STAMP TAX

DOC TAX:

EXEMPTION: 20

RECORDED ON: 01/29/2025

AUTHORIZED BY: JMR

Once recorded, return to
Parker, Grossart & Bahensky, L.L.P.
P.O. Box 1600, Kearney, NE 68848-1600

DEED OF DISTRIBUTION
BY
COUNTY TRUSTEE

Karen J. Wilke, Trustee of the Wilke Administration Trust, GRANTOR, in consideration of the transfer to beneficiaries of the trust, conveys to David L. Wilke and Karen J. Wilke, as equal tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

A tract of land in the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of Section Two (2), Township Nine (9) North, Range Sixteen (16) West of the 6th P.M., Buffalo County, Nebraska, and more particularly described as follows: Beginning at the North line of said Section 2, and running thence Easterly along the North line of said Section a distance of 760.1 feet; thence with a deflection angle to the Right of 90°42'30", a distance of 417.4 feet; thence Westerly parallel to the North line of said Section a distance of 760.9 feet to a point on the West line of said Northwest Quarter (NW¼), and thence Northerly on said West line a distance of 417.5 feet to the place of beginning (containing 7.289 acres, more or less, of which 0.867 acres, more or less, are presently being used for road purposes);

together with all tenements, hereditaments and appurtenances thereto belonging, subject, however, to easements and restrictions of record.

GRANTOR covenants with GRANTEE that GRANTOR:

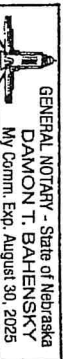
- (1) is lawfully seized of such real estate and that it is free from encumbrances except easements, covenants and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against any acts of the GRANTOR.

EXECUTED: January 28, 2025.


Karen J. Wilke, Trustee of the Wilke
Administration Trust

STATE OF NEBRASKA)
COUNTY OF BUFFALO) ss:

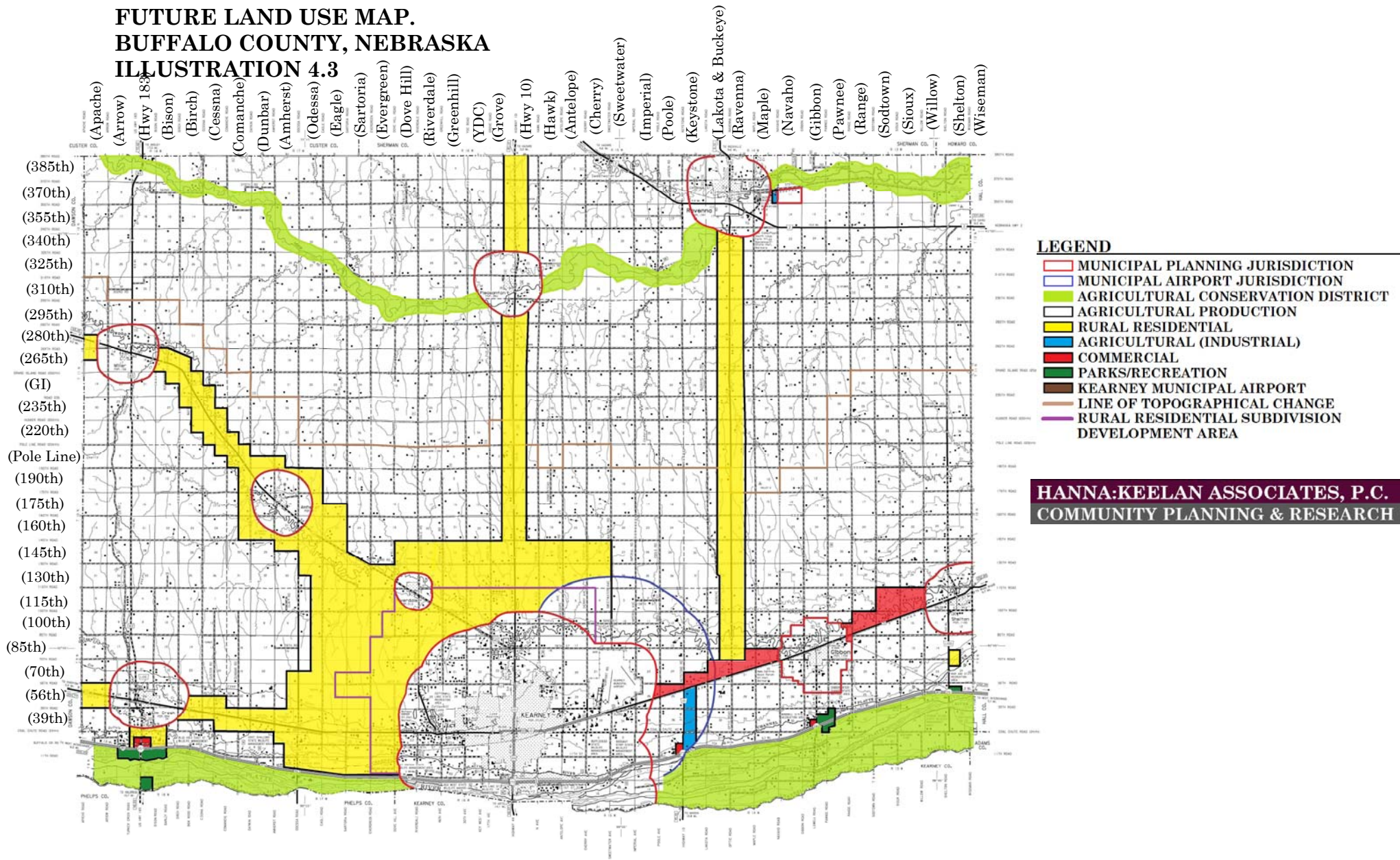
The foregoing instrument was acknowledged before me on January 28, 2025, by Karen J. Wilke, Trustee of the Wilke Administration Trust.




Notary Public

FUTURE LAND USE MAP. BUFFALO COUNTY, NEBRASKA

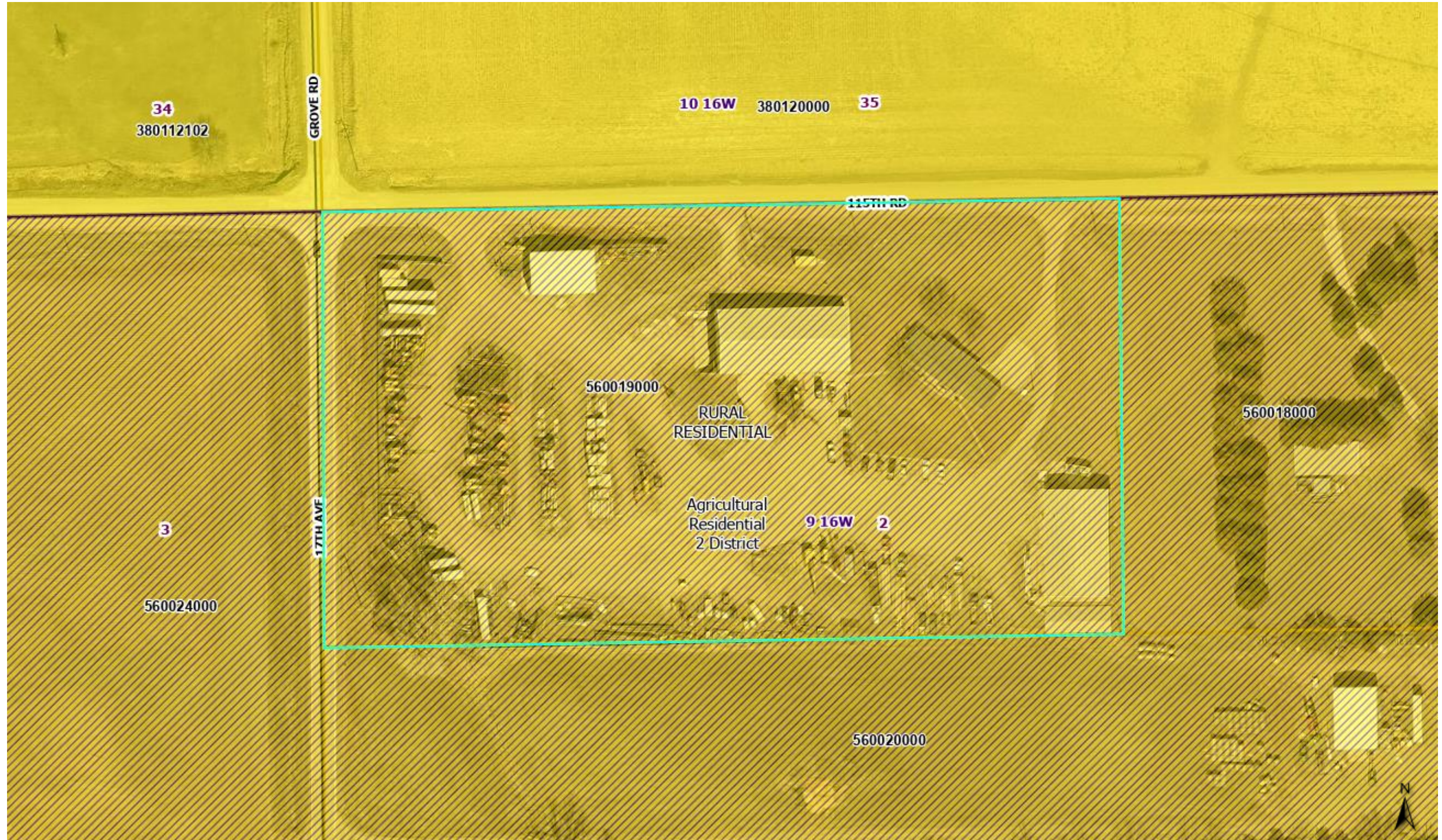
ILLUSTRATION 4.3





Buffalo County, NE

Future Land Use - Wilke

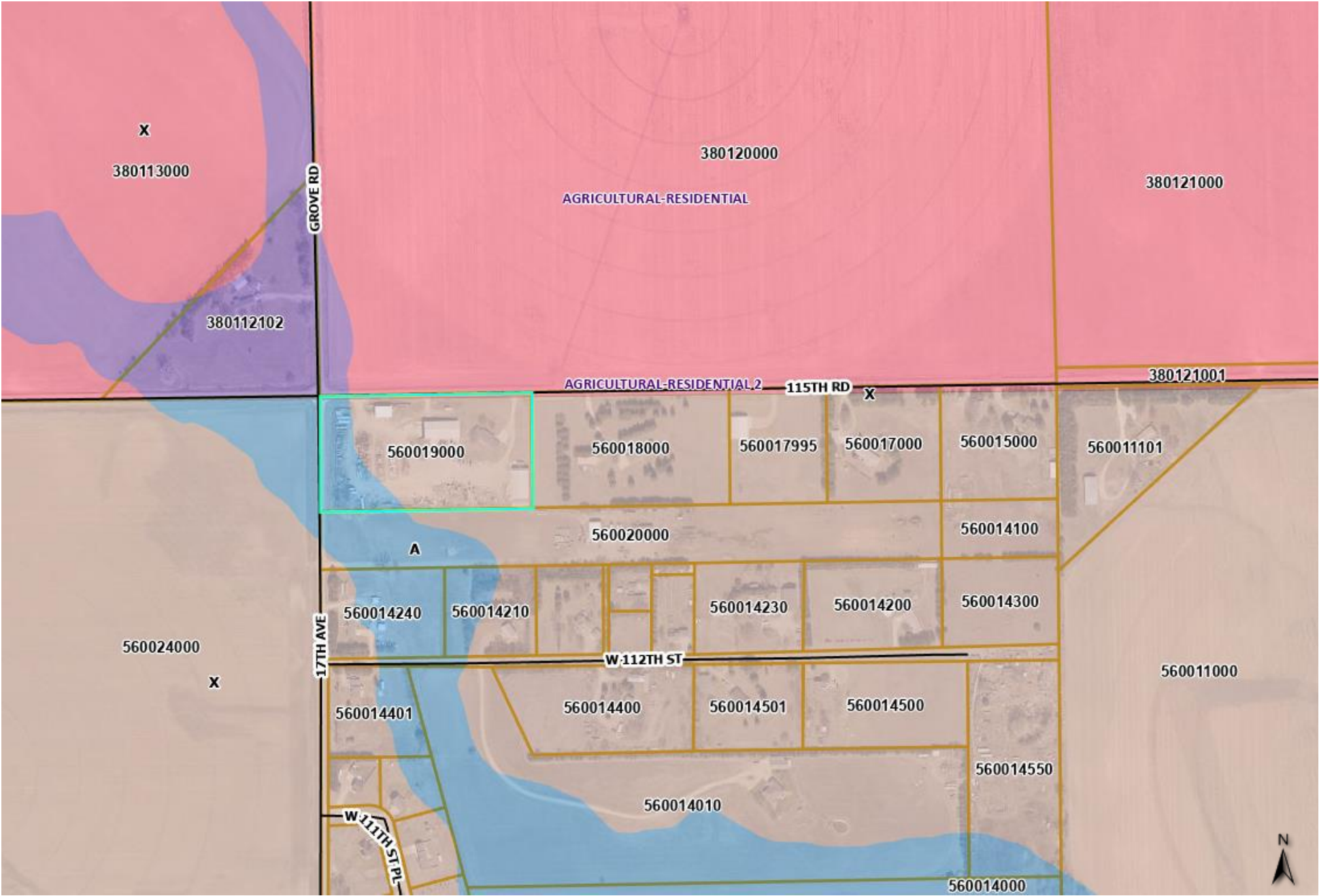


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- Parcels
- Parcel Numbers
- Roads
- Townships
- Sections
- Future_Landuse
 - Agricultural Residential 2 District
 - AGRICULTURAL (INDUSTRIAL)
 - AGRICULTURAL
 - CONSERVATION DISTRICT
 - COMMERCIAL
 - PARKS/RECREATION
 - RURAL RESIDENTIAL

Wilke Zoning/Floodplain

Created by: null



Wilke Aerial/Floodplain

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Zoning Agenda

Old Business

MINUTES OF PLANNING AND ZONING COMMISSION
DECEMBER 18, 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 December 4, 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.

Chairperson Scott Brady opened the meeting at 7:03 P.M. on December 18, 2025.

In Attendance: Marc Vacek, Joshua Chaney, Tammy Jeffs, Scott Stubblefield, Willie Keep, Jeremy Sedlacek, Tim Kreutzer, and Scott Brady.

Absent was Loye Wolfe.

Quorum has been met.

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

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

The public forum was opened at 7:04 P.M. No one spoke. The public forum closed at 7:04 P.M.

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

Public Hearing. 5(a)

Chairperson Brady opened the public hearing for Agenda Item 5(a) at 7:05 P.M., regarding the Application for Zoning Map Amendment, filed by Thomas R. Murphy and Cheryl Murphy, for property described as 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).

Thomas Murphy and Cheryl Murphy, of 6111 Q Avenue Place, Kearney, stepped forward to present the project. Mr. Murphy explained that they wish to rezone the full 80 acres that they own to erect a house that is closer to their daughter's residence. Mr. Murphy stated that the east half of the 80 acres would be used for their daughter to construct a residence and the west half would be used for their residence. He added that they would like to construct an additional residence for their elderly parents on their tract, as well.

Mr. Murphy stated that he believed that with the existing residences in the Agricultural – Residential 1 (AGR – 1) District directly to the south, put too many houses in the same quarter section. He added that he believed those residences were calculated in the totality of the four residences per quarter section, that is required in the Agricultural (AG) District.

Chairperson Brady inquired the number of residences that would be constructed and Mr. Murphy explained that there would be a total of three houses that they would like to construct, but there are more to the south.

Deputy County Attorney Hoffmeister reviewed the zoning map with The Commission.

Mr. Chaney asked if the entire 80 acres is rezoned to Agricultural – Residential 1 (AGR-1), could the entirety of the tract be subdivided into 3 acre lots. Deputy County Attorney Hoffmeister confirmed.

Deputy County Attorney Hoffmeister also explained that the applicants would not have the ability to construct a “mother-in-law suite” in the Agricultural – Residential 1 (AGR-1) District as that use is not allowed. However, he continued, it could be allowed in the Agricultural – Residential (AGR-2) District by Special Use. He further explained that Agricultural Residential – 2 (AGR – 2) District rezoning could only be rezoned for tracts that abut other Agricultural Residential – 2 (AGR – 2) District tracts. He stated that the parents would need to have a separate tract and separate residence, as it states, now.

Deputy County Attorney Hoffmeister stated that there was an existing feedlot within a certain perimeter of the proposed rezone. He asked Zoning Administrator Daniels the distance from the proposed tract to the feedlot. Zoning Administrator Daniels stated that the tract is approximately 2.02 miles away.

Chairperson Brady asked if the applicants are aware of the Buffalo County Comprehensive Plan. Mr. Murphy stated that he reviewed it. Chairperson Brady stated that The Commission created the plan to ensure that development occurred where it was indicated in the Future Land Use Map. Chairperson Brady asked Zoning Administrator Daniels if the map had been provided to The Commission and Zoning Administrator Daniels explained that it was included in The Commission’s packets. She stated that the Future Land Use Map indicated that the tract should be zoned Agricultural (AG).

Mr. Stubblefield asked if there was a road that abutted the proposed tract to be rezoned. Mr. Murphy indicated that 190th Road abutted the tract to the north and Sweetwater abutted to the west.

Mr. Sedlacek asked where the access points would be located. Mr. Murphy stated that they would have two accesses on 190th Road and one will be off Sweetwater.

Deputy County Attorney Hoffmeister stated that the houses that are zoned Agricultural – Residential 1 (AGR-1) do not count towards the four houses per quarter section. He asked Zoning Administrator Daniels if there were other houses in that quarter section. Zoning

Administrator Daniels stated that there were no other residences in that quarter section that were zoned Agricultural (AG).

Deputy County Attorney Hoffmeister advised The Commission that the 1,000 feet between houses regulation in the Agricultural (AG) District was removed during The Comprehensive Plan review.

Vice-Chairperson Keep stated that if there are no other residences zoned Agricultural (AG) in that quarter section, then a rezoning was not necessary. Deputy County Attorney Hoffmeister confirmed. He added that the neighboring tracts could put up residences as well and clarified that only four houses could be constructed in the same quarter section in the Agricultural (AG) District.

Vice-Chairperson Keep advised the applicants that they cannot subdivide a tract smaller than three acres. Deputy County Attorney Hoffmeister added that the three acres must be net of roads.

Deputy County Attorney Hoffmeister stated that there do not appear to be any residences in that quarter section to date.

Zoning Administrator Daniels added that all construction in rural Buffalo County does still require an Application for Zoning Permit. Deputy County Attorney Hoffmeister agreed and asked about floodplain. Zoning Administrator Daniels stated that there are no regulatory floodplains on the proposed tract. Mr. Murphy stated that he understood.

Chairperson Brady advised that this Commission has no interest in spot-zoning.

Chairperson Brady asked if the applicant wished to retain ownership of the entire 80 acres and Mr. Murphy stated that they would retain the west half and sell the east half to their daughter.

Deputy County Attorney Hoffmeister stated that the applicants could withdraw their application and explore Agricultural (AG) Zoning options. He added the applicants will need to ensure there is one house on each parcel.

Mr. Murphy stated that they wish to withdraw their application based on the Agricultural (AG) District Zoning meeting their needs for housing. After further review by this Commission, it was found that there were no other residences in that quarter section, zoned Agricultural (AG).

Chairperson Brady asked if anyone wished to speak on the subject and no one spoke.

Chairperson Brady closed the public hearing at 7:28 P.M.

The Application for Change of Zoning was withdrawn, per the applicant, based on a review of the situation regarding density in the Agricultural (AG) District as newly revised.

Chairperson Brady opened the public hearing for Agenda Item 5(b) at 7:29 P.M. regarding 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.

Deputy County Attorney Hoffmeister stepped forward to present the proposed code amendments. He testified that there have been recent requests for solar panels, less than 25 kW, in front yards situated on lots of 10 acres or more and it was discovered that the particular use was inadvertently left off as a principle permitted use. He stated that it would be beneficial to add that to our newly-revised code.

Discussion occurred regarding how alternative energy sources were charged through Dawson Public Power.

Chairperson Brady asked Zoning Administrator Daniels if the proposed code amendment was allowed in Agricultural – Residential (AGR-1) District. Zoning Administrator Daniels confirmed it was allowed.

Deputy County Attorney Hoffmeister advised The Commission that there are several 10+ acre tracts that are situated in the Agricultural – Residential 2 (AGR – 2) District.

Discussion occurred regarding alternative energy sources and their impact in Nebraska.

Chairperson Brady asked if anyone would like to speak for or against the proposed amendment and no one spoke.

Chairperson Brady closed the public hearing at 7:43 P.M.

Motion was made by Vice-Chairperson Keep, and seconded by Secretary Jeffs to recommend favorably the proposed code amendment, as presented, to the Buffalo County Board of Commissioners, as presented.

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

Voting “Nay”: None.

Abstain: None.

Absent: Wolfe.

Motion carried.

Old Business

Minutes

Motion was made by Vice-Chairperson Keep and seconded by Mr. Sedlacek to approve the November 20, 2025 meeting minutes, as presented.

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

Voting “Nay”: None.

Abstain: None.

Absent: Wolfe.

Motion carried.

New Business

Report on Previous Hearings

Zoning Administrator Daniels reported that the fee revisions that were presented to The Planning Commission in November were scheduled to go in front of The Board of Commissioners on December 23, 2025. She stated that she would report back on that decision at the next meeting.

Zoning Administrator Daniels reviewed an extra-territorial jurisdictional boundary subdivision submitted by the city of Kearney. The Commission reviewed the proposed response and found the letter to be satisfactory. Zoning Administrator Daniels stated that the proposed letter would be put in the mail the next day.

Zoning Administrator Daniels also reviewed a notice for public hearing from the County of Dawson.

Next Meeting

The next meeting is scheduled for January 15, 2026. Zoning Administrator Daniels stated that she received an Application for Special Use Permit for a wind turbine.

Adjourn

Chairperson Brady adjourned the meeting at 7:56 P.M.

Scott Brady, Chairperson
Buffalo County Planning Commission

Tammy Jeffs, Secretary
Buffalo County Planning Commission

Zoning Agenda

New Business

COUNTY OF DAWSON ZONING ADMINISTRATION

700 N. Washington St. Rm. H
Lexington NE 68850
Ph: 308-324-4256



Date: December 17, 2025
Re: Conditional Use Permit

This letter serves as notice that:

- 1.) A Conditional Use Permit Application has been made by The Pitts, LLC to allow for a mining and excavation operation in the S1/2 of Sec. 1, Township 8 North, Range 19 West of the 6th P.M., Dawson County, Nebraska, and,

Public comments will be taken during this published public hearing held before The Dawson County Board of Commissioners on December 31, 2025, at some time during the regularly scheduled Commissioner Meeting, which shall begin at 9:00 A.M. or immediately after the Board of Equalization meeting if applicable, at the Dawson County Commissioners Room at 700 N Washington St., Lexington, Nebraska. If unable to attend, you may also send them to myself at the address listed above. Written requests and concerns must be received 48 hours prior to said hearing.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark D. Christiansen".

Mark D. Christiansen
Dawson County Zoning Administrator

Peggy Eynetich, City Clerk
Jake Misener, Deputy City Clerk
City of Kearney
18 East 22nd Street
P. O. Box 1180
Kearney, NE 68848-1180



TELEPHONE • (308) 233-3216
FAX • (308) 234-6399
E-MAIL • peynetich@kearneygov.org
jmisener@kearneygov.org
WEBSITE • www.cityofkearney.org

January 14, 2026

Dennise Daniels, County Zoning Administrator
Buffalo County Courthouse
P.O. Box 1270
Kearney, NE 68848-1270

RE: Annexation of Oldfather First Addition

Dennise,

On January 13, 2026, the Kearney City Council passed and approved into the City limits Resolution No. 2026-4 annexing Oldfather First Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of the Southeast Quarter of the Southwest Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 3, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (vacant land west of 2915 West 16th Street).

I have attached a copy of Resolution No. 2026-4 for your files. Also attached is a map showing the property annexed into the City limits. This resolution will become effective once the final plat is filed with the Buffalo County Register of Deeds. However, for local option tax purposes, the territory affected shall be considered annexed to the City on the first day of a calendar quarter which is at least 120 days following receipt of the resolution or ordinance and map by the State Tax Commissioner and at least 60 days after the State Tax Commissioner provides notice to the retailers. Therefore, the sales tax will take effect on July 1, 2026.

As a reminder, once the final plat has been filed at the Courthouse the City limits map will be updated to show the current boundary limits and can be found on the City's website at www.cityofkearney.org and selecting "GIS – Mapping" under QuickLinks..

If you should have any questions, please do not hesitate to contact me.

Sincerely yours,

CITY OF KEARNEY

Peggy Eynetich
City Clerk

Enclosures



RESOLUTION NO. 2026-4

WHEREAS, an Application has been submitted by Miller & Associates Consulting Engineers, P.C. for RHOJCOAMT Partnership, LTD for the inclusion of Oldfather First Addition, an addition within the corporate boundaries of the City of Kearney said property described as a tract of land being part of the Southeast Quarter of the Southwest Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 3, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, and more particularly described as follows: Commencing at a chiseled + at the Southeast Corner of the Southwest Quarter of Section 3; thence S 89°22'04" E on the South line of said Southeast Quarter, and all bearings contained herein are relative thereto, a distance of 66.00 feet to the Southerly extension of the East line of 24th Avenue as dedicated in Brookestone Gardens Addition, an addition to the City of Kearney, Buffalo County, Nebraska; thence N 00°38'51" E on said East line of 24th Avenue a distance of 1010.03 feet to a 5/8" rebar w/cap on the North line of 16th Street as dedicated in said Brookestone Gardens Addition; thence N 89°21'50" W on said North line of 16th Street a distance of 852.54 feet to a 5/8" rebar w/cap at the POINT OF BEGINNING; thence continuing N 89°21'50" W on said North line of 16th Street a distance of 393.27 feet to a 5/8" rebar w/cap at the Southeast corner of Lot 1, Buckle Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska; thence N 02°04'02" E on the East line of said Lot 1 a distance of 400.12 feet to a 5/8" rebar w/cap; thence S 89°21'50" E a distance of 383.36 feet to a 5/8" rebar w/cap; thence S 00°38'51" W a distance of 400.00 feet to the Point of Beginning. Containing 3.57 acres more or less all located in Buffalo County, Nebraska with said property identified on the attached map marked as Exhibit "A"; and

WHEREAS, the Kearney City Planning Commission has received and held a public hearing on December 19, 2025 on the inclusion of Oldfather First Addition within the corporate limits and recommended the Kearney City Council approve said application; and

WHEREAS, said application to include the land within the corporate limits was duly signed by the owners of the land affected with the express intent of platting the land as Oldfather First Addition, an addition to the City of Kearney, Buffalo County, Nebraska; and

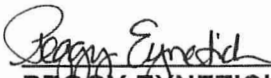
WHEREAS, a public hearing was held by the Kearney City Council relating to said application on January 13, 2026 who deemed the said addition to be included within the corporate limits to be advantageous to and in the best interests of the City.

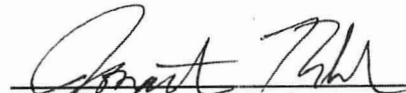
NOW, THEREFORE, BE IT RESOLVED by the President and City Council of the City of Kearney, Nebraska, that the land to be platted as Oldfather First Addition shall be included within the corporate limits of the City of Kearney, Buffalo County, Nebraska, that the inhabitants of such addition shall be entitled to all the rights and privileges, and shall be subject to all the laws, ordinances, rules and regulations of the City of Kearney.

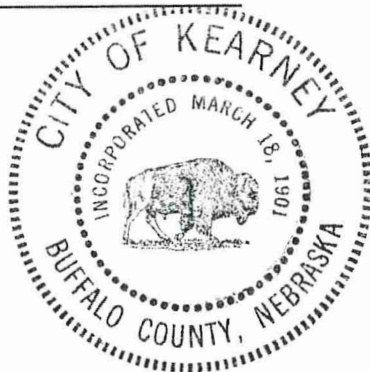
BE IT FURTHER RESOLVED that the inclusion of Oldfather First Addition within the corporate limits of the City of Kearney is subject to the final plat being filed with the Buffalo County Register of Deeds.

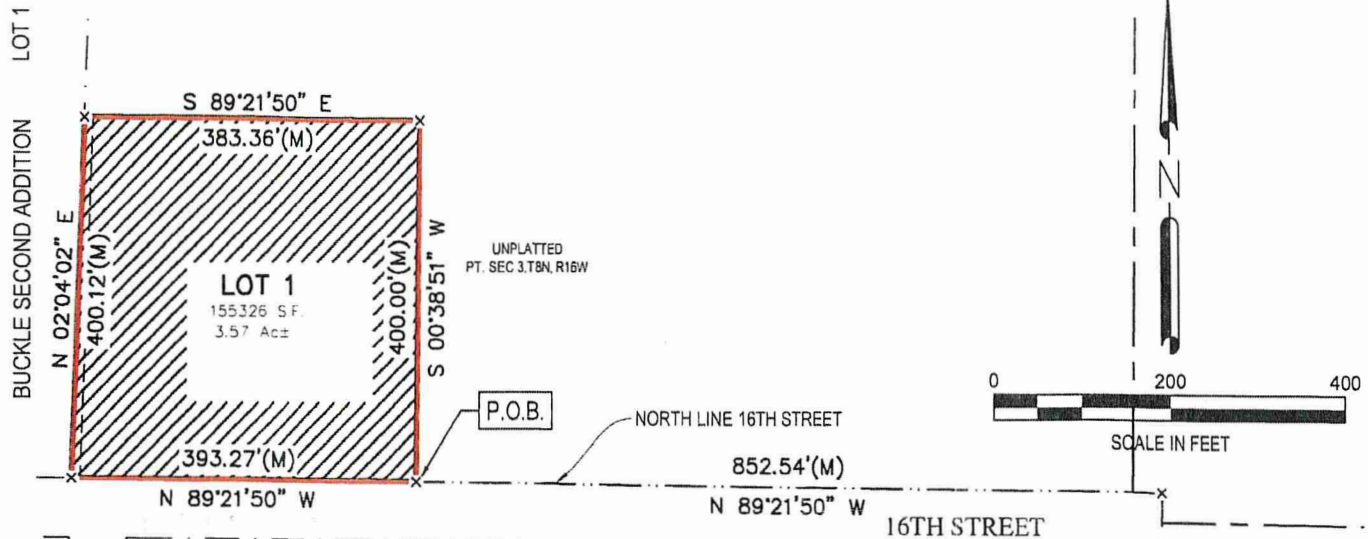
PASSED AND APPROVED THIS 13TH DAY OF JANUARY, 2026.

ATTEST:


PEGGY EYNETICH
CITY CLERK


JONATHAN NIKKILA
PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR



-ANNEXATION PLAT-**LEGAL DESCRIPTION**BROOKESTONE GARDENS
ADDITION

LOT 2

A tract of land being part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) and part of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section Three (3), Township Eight (8) North, Range Sixteen (16) West of the 6th Principal Meridian, Buffalo County, Nebraska, and more particularly described as follows:

Commencing at a chiseled + at the Southeast Corner of the Southwest Quarter of Section 3; thence S 89°22'04" E on the South line of said Southeast Quarter, and all bearings contained herein are relative thereto, a distance of 66.00 feet to the Southerly extension of the East line of 24th Avenue as dedicated in Brookestone Gardens Addition, an addition to the City of Kearney, Buffalo County, Nebraska; thence N 00°38'51" E on said East line of 24th Avenue a distance of 1010.03 feet to a 5/8" rebar w/cap on the North line of 16th Street as dedicated in said Brookestone Gardens Addition; thence N 89°21'50" W on said North line of 16th Street a distance of 852.54 feet to a 5/8" rebar w/cap at the POINT OF BEGINNING; thence continuing N 89°21'50" W on said North line of 16th Street a distance of 393.27 feet to a 5/8" rebar w/cap at the Southeast corner of Lot 1, Buckle Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska; thence N 02°04'02" E on the East line of said Lot 1 a distance of 400.12 feet to a 5/8" rebar w/cap; thence S 89°21'50" E a distance of 383.36 feet to a 5/8" rebar w/cap; thence S 00°38'51" W a distance of 400.00 feet to the Point of Beginning.

Containing 3.57 acres more or less.

11TH STREET

66.00'(M) S 89°22'04" E
2657.00'(M))/2685.82'(R)
(SEAL)

P.O.C.
SOUTHEAST CORNER,
SOUTHWEST QUARTER
SECTION 3, T8N, R16W



Chad Dixon
Nebraska P.L.S. No. 672

Date 1-9-26

M&A
Miller & Associates
Consulting Engineers, P.C.

1111 CENTRAL AVENUE
KEARNEY, NE 68847-6833
Tel: 308-234-6456
Fax: 308-234-1146
www.miller-engineers.com

ANNEXATION EXHIBIT

COUNTY OF DAWSON ZONING ADMINISTRATION

700 N. Washington St. Rm. H
Lexington NE 68850
Ph: 308-324-4256

Date: January 28, 2026.

Re: Public Hearing

This letter serves as notice of Public Hearings.

- 1.) Proposed amendments to the Dawson County Zoning Regulations. For a complete list of the amendments and/or agenda, please contact the Zoning Administrator.

Public comments will be taken during this published public hearing held before The Dawson County Planning Commission on February 10, 2026, at 7:00 P.M. at the Dawson County Roads Maintenance Building at 2003 S. Taft St., Lexington, Nebraska. If unable to attend, you may also send comments to myself at the address listed above. Written requests and concerns must be received 48 hours prior to said hearing.

Sincerely,



Mark Christiansen
Dawson County Zoning Administrator

