

MINUTES OF PLANNING & ZONING COMMISSION
SEPTEMBER 6, 2011 WORK SESSION
BUFFALO COUNTY COURTHOUSE
5:30 P.M.

Chairperson Craig Wietjes opened the meeting at 5:30 P.M. at the Board Room at the Buffalo County Courthouse in Kearney, NE with a quorum present on September 6, 2011. Present were: Karin Covalt, Ken Erickson, Marlin Heiden, Willie Keep, Leonard Skov, Paul Steinbrink, Sr., Gwen Stengel, Craig Wietjes and Loye Wolfe. Absent: none. Also attending was Zoning Administrator LeAnn Klein and one member of the public.

Wietjes announced there was a copy of the open meetings act posted in the back of the room as required by law and we do abide by the open meetings act.

Agenda for such meeting was regularly posted and published as required by law and the agenda is available for anyone wanting one.

The public forum was opened at 5:31 P.M. No one was present to address the Commission. The public forum closed at 5:31 P.M.

Chairperson Wietjes opened the work session regarding changes to the comprehensive plan for Buffalo County.

It was decided we do need the energy element included in the comprehensive plan to promote energy conservation measures.

There had been much discussion about having two agricultural districts in the County, with the north part being more agricultural intensive but it was the consensus that only one agricultural district is necessary at this time.

A proposed change would be to have a rural conservation district from I-80 south to the County line. The consensus was a minimum lot size of 20 acres.

Lake front districts and residential districts were also discussed. The Commission decided no on both districts at this time.

The future land use map was reviewed. The following suggestions were made by the Planning & Zoning Commission:

All Residential:

1/2 mile on each side of Hwy 30 from radius of Kearney west to Buffalo-Dawson County line.

1/2 mile on each side of Hwy 10 north to Buffalo-Sherman County line.

1/2 mile on each side of Hwy 40 west to Buffalo-Dawson County line.

1/2 mile on each side of Ravenna Road north to Ravenna.

1/2 mile on each side of Hwy 30 from Gibbon to Shelton.

Poole area - leave as Agricultural.

Hwy 10 link from Highway 30 to Interstate 80 - leave as Industrial on east side only.

Commercial district east on Highway 30 between Kearney and Gibbon, north side only.

Commercial and industrial districts were also discussed. At this time, each district will only have one classification.

The next meeting of the Planning & Zoning Commission will be on September 15, 2011 at the Buffalo County Courthouse.

Moved by Erickson to adjourn at 7:46 P.M.