

MINUTES OF PLANNING & ZONING COMMISSION
JUNE 21, 2018
BUFFALO COUNTY COURTHOUSE
7:02 P.M.

Chairperson Scott Brady opened the meeting at 7:02 P.M. at the Buffalo County Courthouse in Kearney, NE with a quorum present on June 21, 2018.

Present were: Scott Brady, Willie Keep, Richard Skelton, Randy Vest and Loye Wolfe. Absent: Marlin Heiden, Tammy Jeffs, and Marc Vacek. Also attending were Deputy County Attorney Andrew Hoffmeister, Zoning Administrator LeAnn Klein, and three members of the public.

Chairperson Brady announced that in accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act is available for review and we do abide by the Open Meetings Act.

Notice of the meeting was given in advance thereof by publication in the legal newspaper. 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 & Zoning Commission and availability of the Agenda was communicated in the advance notice. The agenda is available for anyone wanting a copy of the agenda.

The public forum was opened at 7:02 P.M. Several persons were present, but no one provided any comment. The public forum closed at 7:02 P.M.

Chairperson Brady opened the public hearing at 7:03 P.M. for a special use permit submitted by Scott and Tracy Pritchard on the following legal description: A tract of land being the Southwest Quarter in Section 5, Township 12 North, Range 16 West of the Sixth Principal Meridian, Buffalo County, Nebraska.

Scott and Tracy Pritchard were present. Andy Hoffmeister asked that they give a history of the feedlot.

Scott and Tracy Pritchard are the current owners/operators of the feedlot. It is located northwest of Pleasanton off of Riverdale Road and is about ½ mile south of the Sherman County line.

Hoffmeister asked how long they have fed more than 250 cattle. Scott said about 25 years. Hoffmeister asked how long they have fed more than 1000 cattle. Scott said about 10 years. This is a family operation and they have a hired man and their son might come into the operation. His father is also in the operation. They currently have 2000 head of cattle in the operation.

Hoffmeister asked if they farm the land surrounding the feedlot? Scott said they have a pivot to the east and south; and they farm all around the feedlot to the east and south. They also have pasture to the east of the feedlot.

Hoffmeister asked if half of the neighbors have a farm background. Pritchard replied that was probably correct. Hoffmeister asked if they had any problems in getting the waivers from the adjoining land owners within 1 mile of the operation. Pritchard said no they had not.

They get the cattle at about 600 pounds and they leave at about 900 pounds. The cattle are sent to Red Cloud, North Platte and Juniata to finish growing.

Scott said he also has a cow/calf operation. Hoffmeister asked why he is getting bigger. Pritchard said the current operation is not paying the bills and the more cattle you have, the more you make.

Hoffmeister asked where is the feed coming from. Pritchard said all the feed is located along Riverdale road directly south of the feedlot.

Keep asked if he spreads any of the manure on his own land. Pritchard replied the neighbors use the manure on their land.

Hoffmeister asked if these cattle are at this location more than 180 days? Pritchard said they are.

Hoffmeister asked how many semis per month would be used. Pritchard thought about 18 semis monthly. They use 355 Road to Highway 10.

Hoffmeister also asked if the manure was being stockpiled on the premises. Pritchard said no, manure was not being stockpiled.

Keep asked if they had any pits. Pritchard said the Nebraska Department of Environmental Quality is still deciding on pits but Pritchard said he doesn't want any pits.

Brady asked if they are feeding corn silage. Pritchard said he is feeding distillers grain.

Wolfe asked what changes do you foresee Nebraska Department of Environmental Quality making. Pritchard said he is unsure at this point.

Hoffmeister asked if DEQ are taking soil samples or testing wells. None have been taken at this point. Pritchard said DEQ doesn't want to regulate disposal of waste. They don't care once it leaves their land.

Wolfe asked if the water from the pens drains to the south. Pritchard said it does drain to the south.

Brady asked if he has a berm that catches some of the runoff. Pritchard replied it runs through the creek.

Skelton asked if pits have to be lined. Pritchard replied one can use a clay liner for their pits.

DEQ wants him to put in a pit to the east. Pritchard said they had agreed not to put the pits in.

They just want to get approval for 3000 head with the County and they will follow up with DEQ requirements and their engineering firm.

Wolfe said she appreciates their honesty.

There was no one present in opposition.

Chairperson Brady closed the public hearing at 8:01 P.M.

A motion was made by Wolfe, seconded by Skelton to recommend approval to the County Commissioners for this special use permit submitted by Scott and Tracy Pritchard on the following legal description: the West Half of the Southwest Quarter in Section 5, Township 12 North, Range 16 West of the Sixth Principal Meridian, Buffalo County, Nebraska up to 3,000 head of cattle with a retaining barrier and no active liquid waste system. We also have letters from adjoining neighbors within the 1-mile radius they have no objection to this application.

Voting yes were Wolfe, Skelton, Brady, Keep, and Vest. Voting no: none. Absent: Heiden, Jeffs, and Vacek.

Klein said this would be heard by the County Commissioners on July 10, 2018 at 9:15 A.M. and notices would again be sent out. Pritchard said they would be out of town on July 10 and if this could be heard on July 24, 2018 instead. Hoffmeister said that shouldn't be a problem to hold the hearing on July 24, 2018.

Old Business: Moved by Skelton, seconded by Vest to approve the minutes of the May 17, 2018 as mailed. Voting yes: Skelton, Vest, Brady, Keep, and Wolfe. Voting no: none. Absent: Heiden, Jeffs, and Vacek. Motion carried.

Other items were discussed.

Klein also reported on past hearings.

The next meeting of the Planning & Zoning Commission will be held July 19, 2018 at 7:00 P.M.

Chairperson Brady adjourned the meeting at 8:12 P.M.