

Planning Commission Meeting
Monday, September 14, 2026 6:00 PM
City Hall
1029 Court Street
Gibbon, NE 68840

1. Opening Procedures

- 1.1. Call to Order

- 1.2. Announcement of Open Meetings Act

This is an open meeting of the Gibbon Planning Commission. The City of Gibbon abides by the Open Meetings Act in conducting business. A copy of the Open Meetings Act is available on the south wall of Council Chambers as required by state law.

- 1.3. Roll Call

2. Approval of Minutes from Last Meeting

3. Public Hearing on Shiers Estates Fifth Subdivision

4. Submitted Permit Requests

- 4.1. Permit 2026-18 Manzano - Storage Shed

- 4.2. Permit 2026-19 McShan - Storage Shed

- 4.3. Permit 2026-20 Gottlieb - Greenhouse/ Storage Shed

- 4.4. Permit 2026-21 Millsap - Lean To Shelter

5. New Comprehensive Plan Discussion — Keith Marvin: Marvin Planning

6. Other Items

- 6.1. Next Planning Commission Meeting will be held on Monday, October 12, 2026 at 6:00 p.m.

7. Adjourn

GIBBON PLANNING COMMISSION MEETING

MONDAY, August 10, 2026

6:00PM

1) Opening Procedures

a. Call to order. Steven Ackley called the meeting to order at 6:00pm.

b. Announcement of Open Meeting Act

i. This is an open meeting of the Gibbon Planning Commission. The City of Gibbon abides by the Open Meeting Act in conducting business. A copy of the Open Meetings Act is displayed on the wall of the meeting room as required by state law.

c. Roll Call

i. Members Present – Brandon Jacques, Steven Ackley , Dylan Kellner

2) Approval of minutes from last meeting.

3) Submitted Permit Requests.

a. Permit 2026 – 14 – Limbach – Modular Home

i. Motion made by Jacques. Seconded by Kellner.

b. Permit 2026 – 15 – Hostetler – Shed

i. Motion made by Ackley. Seconded by Kellner.

c. Permit 2026 – 16 – Flores – Garage Extension

i. Motion made by Kellner. Seconded by Jacques.

d. Permit 2026 – 17 – Laudenklos – Fence

i. Motion made by Jacques. Seconded by Kellner.

4) Other Items

a. The next Planning Commission meeting will be held on Monday, September 14th, 2026 at 6:00pm at City Hall.

5) Adjourn

a. Meeting adjourned at 6:25pm.

A SUBDIVISION BEING PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4
OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 14 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA



(S E A L)

Date _____



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Kearney, NE 68848

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SHEET 1 OF 2 SHEETS

SHIERS ESTATES FIFTH

A SUBDIVISION BEING PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4
OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 14 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

LEGAL DESCRIPTION

A tract of land being part of the North Half of the Northwest Quarter (N1/2 NW1/4) of Section Twenty-three (23), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to Southeast corner of the North 1/2 of the Northwest 1/4 of said Section 23 and assuming the south line of said North 1/2 of the Northwest 1/4 as bearing S 89°24'20" W and all bearings contained herein are relative thereto; thence S 89°24'20" W on the aforesaid south line a distance of 1,069.90 feet to the ACTUAL PLACE OF BEGINNING, said point being the southwest corner of Lot 2, Block 2, Shiers Estates Fourth, a subdivision being part of the North 1/2 of the Northwest 1/4 of Section 23, Township 9 North, Range 14 West of the Sixth Principal Meridian, Buffalo County, Nebraska; thence continuing S 89°24'20" W on the afore described course a distance of 330.00 feet; thence N 00°01'17" W a distance of 323.62 feet to a point on the centerline of 67th Road (if extended), a road in said Shiers Estates Fourth; thence N 89°26' E on the aforesaid centerline (if extended) a distance of 25.82 feet; thence NORTH a distance of 493.55 feet; thence N 20°30' W a distance of 66.00 feet; thence N 69°30' E a distance of 90.15 feet; thence N 20°30' W a distance of 291.94 feet to a point on the south line of 70th Road, a road in Buffalo County, Nebraska; thence N 70°06'03" E on the aforesaid south line a distance of 327.63 feet; thence N 89°26' E on the aforesaid south line a distance of 32.94 feet to the northwest corner of Lot 2, Block 1, Shiers Estates Third, a subdivision being part of the North 1/2 of the Northwest 1/4 of Section 23, Township 9 North, Range 14 West of the Sixth Principal Meridian, Buffalo County, Nebraska; thence S 08°01'48" E on the west line of said Shiers Estates Third a distance of 363.10 feet to a point on the south line of 69th Road, a road in Shiers Estates Third, said point being on a non-tangent curve; thence on the aforesaid south line on a non-tangent 467.00 foot radius curve to the right, concave southerly, forming a central angle of 01°30'35" an arc distance of 15.07 feet to the northwest corner of Lot 2, Block 1, Shiers Estates Fourth, said point being N 83°01'55" E a chord distance of 15.07 feet from the previously described point; thence S 00°01'17" E on the west line of said Shiers Estates Fourth a distance of 610.00 feet to a point on the centerline of said 67th Road; thence S 89°26' W on the aforesaid centerline a distance of 10.20 feet; thence S 00°01'17" E on the west line of Shiers Estates Fourth a distance of 323.46 feet to the place of beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that David L. Shiers and Carol A. Shiers, husband and wife, being the sole owners of the land described hereon have caused the same to be surveyed, subdivided, platted and designated as "SHIERS ESTATES FIFTH", a subdivision being part of the North 1/2 of the Northwest 1/4 of Section 23, Township 9 North, Range 14 West of the Sixth Principal Meridian, Buffalo County, Nebraska, and said owners hereby ratify and approve the disposition of the property as shown on the above plat, and hereby dedicate to the use and benefit of the public, the streets and utility easements (if any) as shown upon said plat, and acknowledges said subdivision to be made with the free consent and in accord with the desires of said owners.

Dated this ____ day of _____, 20__.

David L. Shiers, husband of Carol A. Shiers

Carol A. Shiers, wife of David L. Shiers

ACKNOWLEDGMENTS

STATE OF _____)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by David L. Shiers, husband of Carol A. Shiers.

_____(signature) (S E A L)
Notary Public
My Commission Expires _____

STATE OF _____)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Carol A. Shiers, wife of David L. Shiers.

_____(signature) (S E A L)
Notary Public
My Commission Expires _____

APPROVAL OF GIBBON, NEBRASKA, CITY PLANNING COMMISSION

The undersigned, _____, Chairperson or Vice-Chairperson of the City Planning Commission of the City of Gibbon, Buffalo County, Nebraska, does hereby certify that the foregoing plat of "SHIERS ESTATES FIFTH", a subdivision being part of the North 1/2 of the Northwest 1/4 of Section 23, Township 9 North, Range 14 West of the Sixth Principal Meridian, Buffalo County, Nebraska, was submitted to the Gibbon, Nebraska, Planning Commission for a public meeting and review and that recommendation by the Gibbon, Nebraska,

Planning Commission was made to the City Council on the ____ day of _____, 20__.

_____(signature) _____
_____(print name) Title
Chairman or Vice Chairman

APPROVAL OF GIBBON, NEBRASKA, CITY COUNCIL

The above and foregoing plat was submitted to the City Council in and for the City of Gibbon, Buffalo County, Nebraska, and duly considered by this Council at its regular meeting assembled on the ____ day of _____, 20__, and upon motion duly made and recorded, the same was approved, in all respects by a majority vote of the members of such council.

Dated this ____ day of _____, 20__.

_____(signature)
DERRICK CLEVINGER
MAYOR

ATTEST: (S E A L)

_____(signature)
MATTIE WEBBEN
CITY CLERK

ORDINANCE No. 625

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GIBBON, NEBRASKA, that the plat of "SHIERS ESTATES FIFTH", a subdivision being part of the North 1/2 of the Northwest 1/4 of Section 23, Township 9 North, Range 14 West of the Sixth Principal Meridian, Buffalo County, Nebraska, duly made out, acknowledged and certified, and the same hereby is approved and accepted and ordered filed and recorded in the Office of the Register of Deeds of Buffalo County, Nebraska;

PASSED AND APPROVED THIS ____ DAY OF _____, 20__.

_____(signature)
DERRICK CLEVINGER
MAYOR

ATTEST: (S E A L)

_____(signature)
MATTIE WEBEN
CITY CLERK

TRENTON D. SNOW, LLC
A Land Surveying Company



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Kearney, NE 68848
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SHEET 2 OF 2 SHEETS

LEGAL DESCRIPTION

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