

# **PLANNING COMMISSION**

## **AGENDA**

**April 21, 2023**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held March 17, 2023.
4. **Hearing: Rezoning No. 2023-05 - East of Cherry Avenue & South of E 11<sup>th</sup> Street – Postponed from March 17, 2023 Planning Commission meeting**  
Application submitted by Roger Harders for West Limited, LLC, to rezone from District AG, Agricultural District to District C-3, General Commercial District for property described as – North Tract, that part of the West half of the Northwest Quarter of Section 9, Township 8 North, Range 15 West of the Sixth P.M., Buffalo County, Nebraska and South Tract, that part of the Southwest Quarter of the Northwest Quarter of Section 9, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (East of Cherry Avenue and South of East 11th Street).
5. **Hearing: Rezoning No. 2023-06 - 715 and 805 22nd Avenue**  
Application submitted by Miller & Associates for KPT&G, LLC a Nebraska Limited Liability Company, to rezone from District R-3/PD, Urban Residential Multi-Family District (Medium Density)/Planned Development Overlay District to District C-O, Office District for property described as Lots 3 and 4, Block 2, Western Nebraska Property Development, City of Kearney, Buffalo County, Nebraska (715 and 805 22nd Avenue).
6. **Hearing: Rezoning No. 2023-07 - East of 30th Avenue and North of 56th Street**  
Application submitted by Miller & Associates for DT Development, Inc., a Nebraska Corporation, to rezone from District AG, Agricultural District to District C-2, Community Commercial District for property described as a tract of land being part of the South Half of the Southwest Quarter of Section 22, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (East of 30th Avenue and North of 56th Street).
7. **Hearing: Rezoning No. 2023-08 - Spruce Hollow West Second**  
Application submitted by Miller & Associates for DT Development, Inc., a Nebraska Corporation, to rezone from District AG, Agricultural District to District RR-2, Rural Residential District (Intermediate Standards) for property described as a tract of land being part of the Southwest Quarter of Section 22, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (East of 30th Avenue and North of 56th Street).

**8. Hearing: Final Plat No. 2023-04 - Spruce Hollow West Second**

Application submitted by Miller & Associates for DT Development, Inc., a Nebraska Corporation, for the Final Plat for Spruce Hollow West Second, a subdivision being part of the Southwest Quarter of Section 22, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (East of 30th Avenue and North of 58th Street (to be platted)).

**9. Hearing: Rezoning No. 2023-09 - Taylor Villas**

Application submitted by Miller & Associates for Gene McElhinny and Deb McElhinny, to rezone from District R-1, Urban Residential Single-Family District (Low Density) to District R-2, Urban Residential Mixed-Density District for property described as Lots 1 thru 11, inclusive, Block One and Lot 7 and Lot 8, Block Two, Taylor Addition, an addition to the City of Kearney, Buffalo County, Nebraska, being part of Government Lot 6 and Government Lot 7 in the Southwest Quarter of Section 6, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (South of 16th Street and East of Avenue O).

**10. Partial Subdivision Vacation No. 2013-10 - Taylor Addition**

Application submitted by Miller & Associates for Gene McElhinny and Deb McElhinny, to vacate Lots 1 thru 11, inclusive, Block One, Taylor Addition, an addition to the City of Kearney, Buffalo County, Nebraska, being part of Government Lot 6 and Government Lot 7 in the Southwest Quarter of Section 6, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (South of 16<sup>th</sup> Street and East of Avenue O).

**11. Hearing: Preliminary Plat No. 2023-05 - Taylor Villas**

Application submitted by Miller & Associates for Gene McElhinny and Deb McElhinny, for the Preliminary Plat for Taylor Villas, Lots 1 thru 11, inclusive, Block One (now vacated), Taylor Addition, an addition to the City of Kearney, Buffalo County, Nebraska, being part of Government Lot 6 and Government Lot 7 in Section 6, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (South of 16th Street and East of Avenue O). **\*FINAL ACTION\***

**12. Hearing: Final Plat No. 2023-05 - Taylor Villas**

Application submitted by Miller & Associates for Gene McElhinny and Deb McElhinny, for the Final Plat for Taylor Villas, Lots 1 thru 11, inclusive, Block One (now vacated), Taylor Addition, an addition to the City of Kearney, Buffalo County, Nebraska, being part of Government Lot 6 and Government Lot 7 in Section 6, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (South of 16th Street and East of Avenue O).

**13. Reports**

Planning & Transportation presentation.

**14. Adjournment**

<p>Chairman Stan Dart                  2410 65th Avenue Place                  Kearney, NE 68845                  308-234-1616  <a href="mailto:msdart@charter.net">msdart@charter.net</a></p>	<p>Board Member Joey Cochran                  4104 10<sup>th</sup> Avenue Place                  Kearney, NE 68845                  308-293-6445  <a href="mailto:jcochran@nlhb.com">jcochran@nlhb.com</a></p>	<p>Board Member Monte Dakan                  6605 Avenue M Place                  Kearney, NE 68847                  308-293-7909  <a href="mailto:montedakan@hotmail.com">montedakan@hotmail.com</a></p>
<p>Board Member Dave Malone                  4402 Avenue P                  Kearney, NE 68847                  308-224-3188  <a href="mailto:dmalone@jpexneb.com">dmalone@jpexneb.com</a></p>	<p>Vice-Chairman Richard McGinnis                  11 21st Avenue Place                  Kearney, NE 68845                  308-325-4941  <a href="mailto:richmcginnisbanker@gmail.com">richmcginnisbanker@gmail.com</a></p>	<p>Board Member Brent Yaw                  2224 Central Avenue, Loft 1                  Kearney, NE 68847                  308-627-2951  <a href="mailto:brentyaw@icloud.com">brentyaw@icloud.com</a></p>
<p>Board Member John Rickard                  6309 Avenue L Place                  Kearney, NE 68847                  308-390-7426  <a href="mailto:johnrmidway@hotmail.com">johnrmidway@hotmail.com</a></p>	<p>Board Member Melissa Scott-Pandorf                  612 West 68th Street                  Kearney, NE 68845                  402-679-6476  <a href="mailto:mmscottp@gmail.com">mmscottp@gmail.com</a></p>	<p>Board Member Jeffery Baker                  2004 West 42<sup>nd</sup> Street                  Kearney, NE 68845                  308-234-1881  <a href="mailto:jeff@mynewlifechurch.com">jeff@mynewlifechurch.com</a></p>

A current agenda is on file at the Office of Development Services, 1st Floor at City Hall, 18 East 22nd Street, Kearney, Nebraska. For more information, call (308) 233-3254 or visit our website at [www.cityofkearney.org](http://www.cityofkearney.org)