

PLANNING COMMISSION

AGENDA **July 21, 2023** **9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held June 16, 2023.
4. **Hearing: Rezoning No. 2023-11**
Application submitted by Miller & Associates for Five Stones Investment Group, LLC to rezone from District R-3, Urban Residential Multi-Family District (Medium Density) to District UC, Mixed Use Urban Corridor District for property described as Lot 246 and Lot 247, Southwest Quarter School Section Addition and part of Lot 6, Perkins and Harfords Strip Addition to the City of Kearney, Buffalo County, Nebraska (116 and 118 West 27th Street; 2615 2nd Avenue).
5. **Hearing: Rezoning No. 2023-12**
Application submitted by Buffalo Surveying Corporation for WWS Land, LLC c/o Bill Shapley to rezone from District AG, Agricultural District to District M-1, Limited Industrial District for property described as a tract of land being part of the North Half of the Southeast Quarter of Fractional Section 27, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (West of Imperial Avenue and North of 45th Street).
6. **Hearing: Conditional Use Permit No. 2023-01**
Application submitted by Buffalo Surveying Corporation for Blessing Premier Property, LLC, c/o Curtis Baetz for a Conditional Use Permit to operate a Resource Extraction site on property zoned District AG, Agricultural District, and described as a tract of land being part of the Southwest Quarter of the Southeast Quarter of Section 14, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (West of 7310 2nd Avenue).
7. **Hearing: Rezoning No. 2023-13**
Application submitted by Danny Starostka for Starostka Group Unlimited to (1) rezone from District AG, Agricultural District to District R-2, Urban Residential Mixed-Density District for property described as a tract of land located in part of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska; (2) to rezone from District AG, Agricultural District to District R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay

District for property described as a tract of land located in part of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska; and (3) to rezone from District AG, Agricultural District to District R-3, Urban Residential Multi-Family District (Medium Density) for property described as a tract of land located in part of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th p.m., Buffalo County, Nebraska (2050 East 39th Street).

8. Hearing: Planned Development Plan No. 2023-13, Folder #2

Application submitted by Danny Starostka for Starostka Group Unlimited for Planned Development Plan Approval for construction of a subdivision on property zoned District R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District and described as a tract of land located in part of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (2050 East 39th Street).

9. Hearing: Preliminary Plat No. 2023-07

Application submitted by Danny Starostka for Starostka Group Unlimited for the Preliminary Plat for The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land located in part of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (2050 East 39th Street). ***FINAL ACTION***

10. Hearing: Final Plat No. 2023-07

Application submitted by Danny Starostka for Starostka Group Unlimited for the Final Plat for The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land located in part of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (2050 East 39th Street).

11. Hearing: Annexation No. 2023-03

Application submitted by Starostka Group Unlimited for the annexation of The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land located in part of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (2050 East 39th Street).

12. Hearing: Amend the Redevelopment Plan for Areas 2 and 8

Consider an amendment to the Redevelopment Plan entitled "Amendment to the Area 2 and Area 8 Redevelopment Plans of the City of Kearney, Nebraska (Younes Redevelopment Project)" related to certain redevelopment undertaken pursuant to the Community Development Law, Nebraska Revised Statutes, sections 18-2101, et seq., within portions of the blighted and substandard Redevelopment Area 2 and Redevelopment Area 8, in Kearney, Nebraska.

13. Hearing: Amend the Redevelopment Plan for Area 8

Consider an amendment to the Redevelopment Plan entitled: "Amendment to the Area 8 Redevelopment Plan of the City of Kearney, Nebraska (2023 Younes Expansion Project)," related to certain redevelopment undertaken pursuant to the Community Development Law, Nebraska Revised Statutes, sections 18-2101, et seq., within portions of the blighted and substandard Redevelopment Area 8, in Kearney, Nebraska.

14. Presentation of Capital Expenditures

Presentation of the 2023-2024 Capital Expenditures for the City of Kearney Budget by City of Kearney Administration.

15. Reports.

16. Adjournment.

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

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