

PLANNING COMMISSION

AGENDA

December 15, 2023

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held November 17, 2023.
4. **Hearing: Conditional Use Permit No. 2018-02**
Application submitted by Werner Construction, Inc. for Kappas Enterprises, LLC. to amend Conditional Use Permit No. 2018-02 for a sand and gravel pumping operation and temporary batch plant on property zoned District AG, Agricultural District and described as Government Lots 1, 2, 3, 4 in Section 9, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (335 Cherry Avenue).
5. **Hearing: Rezoning No. 2023-19**
Application submitted by Oak Creek Engineering, Applicant for Kenneth Richter, Owner to rezone from District AG, Agricultural District to District C-3, Urban General Commercial District for property described as a tract of land located in the Southeast Quarter of Section 14, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (South of 78th Street and West of 2nd Avenue).
6. **Hearing: Preliminary Plat No. 2023-13**
Application submitted by Oak Creek Engineering, Applicant for Kenneth Richter, Owner for the Preliminary Plat for Tucker Subdivision, a subdivision being part of the Southeast Quarter of Section 14, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (South of 78th Street and West of 2nd Avenue).
FINAL ACTION
7. **Hearing: Final Plat No. 2023-13**
Application submitted by Oak Creek Engineering, Applicant for Kenneth Richter, Owner for the Final Plat for Tucker Subdivision, a subdivision being part of the Southeast Quarter of Section 14, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (South of 78th Street and West of 2nd Avenue).
8. **Hearing: Code Amendment No. 2023-01**
Proposed creation of a new Chapter and amendments to the following chapters/sections of the City Code as follows:

- Section 14-102 “Establishment of Districts” of Chapter 14 “Zoning District Regulations”, to add R-1D, Residential District;
- Add R-1D, Residential District to Table 14-1 – Use Matrix;
- Create a new Chapter; Chapter 17 “District RR-2, Rural Residential District (Intermediate Standards)”;
- Chapter 18 “District RR-2, Rural Residential District (Intermediate Standards)” to amend Chapter title to “District R-1, Urban Residential Single-Family District (Low Density)”;
- to amend 19-101 - “Purpose” to 18-101 “Purpose” and 19-102 “Site Development Regulations” to 18-102 - “Site Development Regulations”; and
- Chapter 19 “District R-1, Urban Residential Single-Family District (Low Density)” to amend Chapter title to “R-1D, Residential District”; to amend Sections 19-101 - “Purpose” and 19-102 “Site Development Regulations” to add R-1D Residential District purpose and regulations.

9. Reports.

10. Adjournment.

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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