

# **PLANNING COMMISSION**

## **AGENDA**

**March 15, 2024**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held February 16, 2024.
4. **Hearing: Rezoning No. 2024-01**  
Application submitted by Miller & Associates for Sorensen Acres, LLC, a Nebraska Limited Liability Company, 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 Northeast Quarter of the Northeast Quarter, Section 26, Township 9 North, Range 16 West of the 6th PM, Buffalo County, Nebraska (Southwest corner of the intersection of 2nd Avenue and 56th Street).
5. **Hearing: Final Plat No. 2024-01**  
Application submitted by Miller & Associates for Sorensen Acres, LLC, a Nebraska Limited Liability Company, for the Final Plat for Oak Park Center Fourth, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of the Northeast Quarter of the Northeast Quarter, Section 26, Township 9 North, Range 16 West of the 6th PM, Buffalo County, Nebraska (Southwest corner of the intersection of 2nd Avenue and 56th Street).
6. **Hearing: Annexation No. 2024-01**  
Request submitted by Miller & Associates for Sorensen Acres, LLC, a Nebraska Limited Liability Company, for the annexation of Oak Park Center Fourth, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of the Northeast Quarter of the Northeast Quarter, Section 26, Township 9 North, Range 16 West of the 6th PM, Buffalo County, Nebraska (Southwest corner of the intersection of 2nd Avenue and 56th Street).
7. **Hearing: Rezoning No. 2024-02**  
Application submitted by Miller & Associates for Fox Creek Development, LLC, a Nebraska Limited Liability Company, to rezone from District AG, Agricultural District to District R-1, Urban Residential Single-Family District (Low Density) for property described as a tract of land being part of Government Lot 2 and part of the Southeast Quarter of the Northwest Quarter of Section 19, Township 9 North, Range 15 West of the 6th PM, Buffalo County, Nebraska (Approximately 600 feet South of the intersection of East 65th Street and Avenue R).

**8. Hearing: Rezoning No. 2024-03**

Application submitted by Miller & Associates for Fox Creek Development, LLC, a Nebraska Limited Liability Company, to rezone from District AG, Agricultural District to District R-1D, Residential District for property described as a tract of land being part of Government Lot 2 and part of the Southeast Quarter of the Northwest Quarter of Section 19, Township 9 North, Range 15 West of the 6th PM, Buffalo County, Nebraska (approximately 700 feet South of the intersection of East 65th Street and Avenue R).

**9. Hearing: Preliminary Plat No. 2024-02**

Application submitted by Miller & Associates for Fox Creek Development, LLC, a Nebraska Limited Liability Company, for the Revised Preliminary Plat for Arbor View (Revised), for property described as a tract of land being part of Government Lot 2 and the Southeast Quarter of the Northwest Quarter of Section 19, Township 9 North, Range 15 West of the 6th PM, Buffalo County, Nebraska (South of the intersection of East 65th Street and Avenue R). **\*FINAL ACTION\***

**10. Hearing: Final Plat No. 2024-02**

Application submitted by Miller & Associates for Fox Creek Development, LLC, a Nebraska Limited Liability Company, for the Final Plat for Arbor View Fourth, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of Government Lot 2 and the Southeast Quarter of the Northwest Quarter of Section 19, Township 9 North, Range 15 West of the 6th PM, Buffalo County, Nebraska (South of the intersection of East 65th Street and Avenue R).

**11. Hearing: Annexation No. 2024-02**

Request submitted by Miller & Associates for Fox Creek Development, LLC, a Nebraska Limited Liability Company, for the annexation of Arbor View Fourth, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of the Northeast Quarter of the Northeast Quarter, Section 26, Township 9 North, Range 16 West of the 6th PM, Buffalo County, Nebraska (South of the intersection of East 65th Street and Avenue R).

**12. Easement Vacation No. 2024-01**

Request submitted by Miller & Associates for Fox Creek Development, LLC, a Nebraska Limited Liability Company, to vacate a 60-foot permanent right-of-way & utility easement located in part of the South Half of the Northwest Quarter, Section 19, Township 9 North, Range 15 West of the 6th Principal Meridian, Buffalo County, Nebraska (as recorded on document #2022-05962) (East 64<sup>th</sup> Street right-of-way and related easement from Arbor View Second & Third).

**13. Easement Vacation No. 2024-02**

Request submitted by Miller & Associates for Fox Creek Development, LLC, a Nebraska Limited Liability Company, to vacate a storm water detention cell easement located in part of the South Half of the Northwest Quarter, Section 19, Township 9 North, Range 15 West of the 6th Principal Meridian, Buffalo County, Nebraska (as recorded on document #2022-05963) (East 64<sup>th</sup> Street right-of-way and related easement from Arbor View Second & Third).

**14. Hearing: Rezoning No. 2024-04**

Application submitted by Justin Clinch, Clinch Storage, LLC for Clinch Storage, LLC (current owner CRST, LLC, Dawn M Chavanu, Manager (MA)) to rezone from District AG, Agricultural District and District C-2, Community Commercial District to District C-3, General Commercial District for property described as a tract of land being part of Government Lot 7 and accretions located in the Northeast Quarter of Section 13, Township 8 North, Range 16 West of the 6th P. M., Buffalo County, Nebraska; now annexed to the City of Kearney (East of 625 East 1st Street, a vacant parcel).

**15. Hearing: Conditional Use Permit No. 2024-01**

Application submitted by Justin Clinch, Clinch Storage, LLC for Clinch Storage, LLC (current owner CRST, LLC, Dawn M Chavanu, Manager (MA)) for a Conditional Use Permit for Warehousing (Enclosed), and described as a tract of land being part of Government Lot 7 and accretions located in the Northeast Quarter of Section 13, Township 8 North, Range 16 West of the 6th P. M., Buffalo County, Nebraska; now annexed to the City of Kearney (East of 625 East 1st Street, a vacant parcel).

**16. Hearing: Code Amendment No. 2024-01**

Proposed amendments to Section 47-105 "Accessory Buildings" of Chapter 47 "Supplemental Development Regulations" of the City Code to include: (1) removal and addition of language for supplemental development regulations throughout the Section, for clarification purposes; (2) revising subsection titles; and (3) modifying development regulations all for better understanding and to provide guidance for the development of accessory buildings.

**17. Discussion Item**

- Accessory Dwelling Units

18. Reports.

19. Adjournment.

Chairman Stan Dart 2410 65th Avenue Place Kearney, NE 68845 308-224-6432 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 <sup>th</sup> 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 johnmidway@hotmail.com	Board Member Melissa Scott-Pandorf 612 West 68th Street Kearney, NE 68845 402-679-6476 mmscott@gmail.com	Board Member Jeffery Baker 2004 West 42 <sup>nd</sup> 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](http://www.cityofkearney.org)