

# **PLANNING COMMISSION**

## **AGENDA**

**April 19, 2024**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held March 15, 2024.
4. **Hearing: Conditional Use Permit No. 2024-02**  
Application submitted by Charlie Isaac for BBB Rentals LLC/Charlie Isaac for a Conditional Use Permit for a resource extraction operation on property zoned District AG, Agricultural District, and described as all of the Northeast Quarter of the Northeast Quarter of Section 21, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska; EXCEPT a tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 21, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (6880 30th Avenue).
5. **Hearing: Preliminary Plat No. 2024-03 \*FINAL ACTION\***  
Application submitted by Jestin Clinch, Clinch Storage, LLC and Oak Creek Engineering for Clinch Storage, LLC (current owner: CRST, LLC, Dawn M. Chavanu, Manager (M.A.)) for the Preliminary Plat for Clinchs Tech Park Subdivision, an addition to the City of Kearney, Buffalo County Nebraska for property described as 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 (East of 625 East 1st Street, a vacant parcel).
6. **Hearing: Final Plat No. 2024-03**  
Application submitted by Jestin Clinch, Clinch Storage, LLC and Oak Creek Engineering for Clinch Storage, LLC (current owner: CRST, LLC, Dawn M. Chavanu, Manager (M.A.)), for the Final Plat for Clinchs Tech Park Subdivision, an addition to the City of Kearney, Buffalo County Nebraska for property described as 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 (East of 625 East 1st Street, a vacant parcel).
7. **Hearing: Rezoning No. 2024-05**  
Application submitted by Miller & Associates for Peanut Butter & Jelly, LLC, to rezone from District RR-1, Rural Residential District (Rural Standards) to District C-2, Community Commercial District for property described as Lot 1, Gealy's Addition, a subdivision being part of Government Lot 6 and accretions located in Section 11,

Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (North of Talmadge Street and East of 10th Avenue).

**8. Hearing: Future Land Use Map Amendment No. 2024-01**

Application submitted by Miller & Associates for Talmadge JAM, LLC for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from General Commercial (COM) and Low Density Residential (LDR) to General Commercial (COM) for property described as a tract of land being part of Government Lot 7, part of Government Lot 9 and accretions thereto located in all in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (North of Talmadge Street, between 10th Avenue and 15th Avenue).

**9. Hearing: Rezoning No. 2024-06**

Application submitted by Miller & Associates for Talmadge JAM, LLC, 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 Government Lot 7, part of Government Lot 9 and accretions thereto located in all in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (North of Talmadge Street, between 10th Avenue and 15th Avenue).

**10. Subdivision Vacation No. 1996-07**

Application submitted by Miller & Associates for Peanut Butter & Jelly, LLC, to vacate Lot 1, Gealy's Addition, a subdivision being part of Government Lot 6 and accretions located in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (North of Talmadge Street and East of 10th Avenue).

**11. Hearing: Preliminary Plat No. 2024-04 \*FINAL ACTION\***

Application submitted by Miller & Associates for Talmadge JAM, LLC and Peanut Butter & Jelly, LLC for the Preliminary Plat for Younes Center Tenth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of Government Lot 6 and accretions thereto, part of Government Lot 7 and accretions thereto, part of Government Lot 9 and accretions thereto, and Lot 1, Gealy's Addition, a subdivision being part of Government Lot 6 and accretions located in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (now vacated), all in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (East of 15th Avenue between Talmadge Street and North Channel of Platte River).

**12. Hearing: Final Plat No. 2024-04**

Application submitted by Miller & Associates for Talmadge JAM, LLC and Peanut Butter & Jelly, LLC, for the Final Plat for Younes Center Tenth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of Government Lot 6 and accretions thereto, part of Government Lot 7 and accretions thereto, part of Government Lot 9 and accretions thereto, and Lot 1, Gealy's Addition, a subdivision being part of Government Lot 6 and accretions

located in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (now vacated), all in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (East of 15th Avenue between Talmadge Street and North Channel of Platte River).

**13. Hearing: Annexation No. 2024-03**

Request submitted by Miller & Associates for Talmadge JAM, LLC and Peanut Butter & Jelly, LLC, for the annexation of Younes Center Tenth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of Government Lot 6 and accretions thereto, part of Government Lot 7 and accretions thereto, part of Government Lot 9 and accretions thereto, and Lot 1, Gealy's Addition, a subdivision being part of Government Lot 6 and accretions located in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (now vacated), all in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (East of 15th Avenue between Talmadge Street and North Channel of Platte River).

**14. Hearing: Code Amendment No. 2024-02**

Application submitted by the City of Kearney to amend the Unified Land Development Ordinance Section 13-103 "Agricultural Use Types" and Section 13-105 "Civic Use Types" of Chapter 13 "Use Types" to provide revisions including additions and clarifications.

**15. Hearing: Code Amendment No. 2024-03**

Application submitted by the City of Kearney to amend the Unified Land Development Ordinance Section 12-104 – A of Chapter 12 "Definitions" to add a new definition for "Aquaponics Greenhouse".

**16. Hearing: Code Amendment No. 2024-04**

Application submitted by the City of Kearney to amend the Unified Land Development Ordinance Section 46-102 "Supplemental Use Regulations: Agricultural Uses" of Chapter 46 "Supplemental Use Regulations" to provide revisions including additions and clarifications.

**17. Hearing: Code Amendment No. 2024-05**

Application submitted by the City of Kearney to amend the Unified Land Development Ordinance Table 14-1 Use Matrix: "Agricultural and Residential Types"; Table 14-1 Use Matrix: "Civic Use Types" of Chapter 14 "Zoning District Regulations" to provide revisions to the permitted uses.

**18.** Reports.

**19.** Adjournment.

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