

# **PLANNING COMMISSION**

## **AGENDA**

**September 20, 2024**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held August 16, 2024.
4. **Hearing: Rezoning No. 2024-12**  
Application submitted by Lee Fly (Applicant) for G.S.E.-Kearney, (Owner) to rezone from District M-1, Limited Industrial District to District M-1/PD, Limited Industrial District/Planned Development Overlay District for property described as the north half (150' X 280') of Lot 1775 in the Original Town of Kearney Junction, now known as the City of Kearney, Buffalo County, Nebraska plus the south 40 feet of the vacated 12th Street on the north line of said Lot and the east 20 feet of the vacated R.O.W. of Avenue "A" on the west line of said Lot, collectively aggregated into one lot with the overall dimensions of 190' X 300' (1122 Avenue B).
5. **Hearing: Planned Development Plan No. 2024-12, Folder #2**  
Application submitted by Lee Fly/Powers Brown Architecture (Applicant) for G.S.E.-Kearney, (Owner) for Planned District Development Plan Approval for property to be zoned District M-1/PD, Limited Industrial District/Planned Development Overlay District and described as the north half (150' X 280') of Lot 1775 in the Original Town of Kearney Junction, now known as the City of Kearney, Buffalo County, Nebraska plus the south 40 feet of the vacated 12th Street on the north line of said Lot and the east 20 feet of the vacated R.O.W. of Avenue "A" on the west line of said Lot, collectively aggregated into one lot with the overall dimensions of 190' X 300' (1122 Avenue B).
6. **Hearing: Rezoning No. 2024-13**  
Application submitted by Buffalo Surveying Corp., (Applicant) for Marcile M. Woodward, Trustee and Joel D. Woodward (Owners), 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 the South Half of the South Half of the Southeast Quarter of the Northeast Quarter of Section 20, Township 9 North, Range 16 West of the Sixth P. M., Buffalo County, Nebraska, EXCEPT THEREFROM; all of Woodward 46th Avenue Subdivision, a subdivision being part of the South Half of the South Half of the Southeast Quarter of the Northeast Quarter of Section 20, Township 9 North, Range 16 West of the Sixth Principal Meridian,

Buffalo County, Nebraska (1/2 mile north of 56th Street & 46th Avenue on the west side 46th Avenue).

**7. Subdivision Vacation No. 2019-14**

Application submitted by Buffalo Surveying Corp., (Applicant) for Joel D. Woodward (Owner), to vacate Lot 1, Woodward 46th Avenue Subdivision, a subdivision being part of the South Half of the South Half of the Southeast Quarter of the Northeast Quarter of Section 20, Township 9 North, Range 16 West of the Sixth P. M., Buffalo County, Nebraska (1/2 mile north of 56th Street & 46th Avenue on the west side 46th Avenue).

**8. Hearing: Preliminary Plat No. 2024-09**

Application submitted by Buffalo Surveying Corp., (Applicant) for Marcile M. Woodward, Trustee and Joel D. Woodward (Owners), for the Preliminary Plat for Woodward 46th Avenue Second Subdivision, a subdivision being part of the South Half of the South Half of the Southeast Quarter of the Northeast Quarter of Section 20, Township 9 North, Range 16 West of the Sixth P. M., Buffalo County, Nebraska, with said tract of land being inclusive of Lot 1, to be vacated, Woodward 46th Avenue Subdivision, a subdivision being part of the South Half of the South Half of the Southeast Quarter of the Northeast Quarter of Section 20, Township 9 North, Range 16 West of the Sixth P. M., Buffalo County, Nebraska (1/2 mile north of 56th Street & 46th Avenue on the west side 46th Avenue). **\*FINAL ACTION\***

**9. Hearing: Final Plat No. 2024-09**

Application submitted by Buffalo Surveying Corp., (Applicant) for Marcile M. Woodward, Trustee and Joel D. Woodward (Owners), for the Final Plat for Woodward 46th Avenue Second Subdivision, a subdivision being part of the South Half of the South Half of the Southeast Quarter of the Northeast Quarter of Section 20, Township 9 North, Range 16 West of the Sixth P.M., Buffalo County, Nebraska, with said tract of land being inclusive of Lot 1, now vacated, Woodward 46th Avenue Subdivision, a subdivision being part of the South Half of the South Half of the Southeast Quarter of the Northeast Quarter of Section 20, Township 9 North, Range 16 West of the Sixth P. M., Buffalo County, Nebraska (1/2 mile north of 56th Street & 46th Avenue on the west side 46th Avenue).

**10. Reports**

**11. Adjournment.**

Chairperson Stan Dart 2410 65th Avenue Place Kearney, NE 68845 308-224-6432 msdart@charter.net	Vice-Chairperson 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@nlhb.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 mmscottp@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)