

PLANNING COMMISSION

AGENDA

February 21, 2025

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held January 17, 2024.
4. **Easement Vacation No. 2025-01**
Application submitted by Olsson (Applicant) for Starostka Group Unlimited (Owners) to vacate easements as located on Outlot B, Lots 1- 7 inclusive, Block Three; Lots 1 & 2, Block Four; Lot 1, Block Five; Lots 1 & 2, Block Six; Lots 1-3, Block Seven all in The Meadows First Addition to the City of Kearney, Buffalo County, Nebraska (north of 39th Street and east of X Avenue).
5. **Street Vacation No. 2025-02**
Application submitted by Olsson (Applicant) for Starostka Group Unlimited (Owners) to vacate the following streets: “41st Street” from the east line of X Avenue to the east line of the Meadows First Addition; “Y Avenue” abutting Lot 3, Block Seven on the west and abutting Lot 1, Block Six on the east; “Z Avenue” abutting Lot 1, Block Five and Lots 1-2, Block Four on the east, and abutting Lot 2, Block Six and Lot 7, Block Three on the west, all of The Meadows First Addition to the City of Kearney, Buffalo County, Nebraska (north of 39th Street and east of X Avenue).
6. **Subdivision Vacation No. 2023-07**
Application submitted by Olsson (Applicant) for Starostka Group Unlimited (Owners) for the partial subdivision vacation for property described Outlot B; Lots 1-7 inclusive, Block Three; Lots 1 &2, Block Four; Lot 1, Block Five; Lots 1 & 2, Block Six; Lots 1- 3, Block Seven, all of The Meadows First Addition to the City of Kearney, Buffalo County, Nebraska (north of 39th Street and east of X Avenue.).
7. **Hearing: Rezoning No. 2025-02**
Application submitted by Olsson (Applicant) for Starostka Group Unlimited (Owner) to rezone from District AG, Agricultural District, to R-1D, Residential District for property described as a tract of land located in part of the east half of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (north of 41st Street and east of Avenue X).

8. Hearing: Rezoning No. 2025-03

Application submitted by Olsson (Applicant) for Starostka Group Unlimited (Owner) to rezone from District R-2/PD, Urban Residential Mixed-Density District/Planned Development Overlay 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 east half of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (north of 41st Street from Avenue V east to Avenue X).

9. Hearing: Preliminary Plat No. 2025-02 *FINAL ACTION*

Application submitted by Olsson (Applicant) for Starostka Group Unlimited (Owner), for the Preliminary Plat for The Meadows Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land located in part of the Northwest Quarter of the Southeast Quarter and part of the south half of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (north of East 41st Street and east of Avenue V to Avenue X including property nearly 740 feet east from Avenue X)

10. Hearing: Final Plat No. 2025-02

Application submitted by Olsson (Applicant) for Starostka Group Unlimited (Owner), for the Final Plat for The Meadows Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land located in part of the Northwest Quarter of the Southeast Quarter and part of the south half of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (north of East 41st Street and east of Avenue V to Avenue X including property nearly 740 feet east from Avenue X).

11. Hearing: Annexation No. 2025-01

Application submitted by Olsson (Applicant) for Starostka Group Unlimited (Owner) for the annexation of The Meadows Second Addition, an addition to the City of Kearney, Buffalo County, for property described as a tract of land located in part of the Northwest Quarter of the Southeast Quarter and part of the south half of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (north of East 41st Street and east of Avenue V to Avenue X including property nearly 740 feet east from Avenue X).

12. Hearing: Rezoning No. 2025-04

Application submitted by Miller & Associates (Applicant) for DT Development, a Nebraska Corporation (Owner) to rezone from District AG, Agricultural District, to District RR-2, Rural Residential District (Intermediate Standards) for property described a tract of land being part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 9 North, Range 16 West of the Sixth P. M., Buffalo County, Nebraska (approximately 300' east of Country Club Lane and north of 60th Street).

13. Hearing: Final Plat No. 2025-03

Application submitted by Miller & Associates (Applicant) for DT Development, a Nebraska Corporation (Owner) for the Final Plat for Spruce Hollow West Third, a subdivision being part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 9 North, Range 16 West of the Sixth P. M., Buffalo County, Nebraska (approximately 300' east of Country Club Lane and north of 60th Street).

14. Reports

15. 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 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 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 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