

# **PLANNING COMMISSION**

## **AGENDA**

**March 21, 2025**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held February 21, 2025.
4. **Hearing: Rezoning No. 2025-05**  
Application submitted by Lean Brandt (Applicant) for Countryside Mobile Park Inc. (Owner) to rezone from District R-1, Urban Residential Single-Family District (Low Density) to R-1D, Residential District for property described Lots 21 and 22, Switz Subdivision, a subdivision to the City of Kearney, Buffalo County Nebraska (802 East 30th Street).
5. **Subdivision Vacation No. 1982-02**  
Application submitted by Miller & Associates (Applicant) for Evangelical Lutheran Good Samaritan Society, a North Dakota Corporation, c/o Ryan Mertz (Owner) to vacate part of Lot 11, and part of Lot 12, (to be vacated) of St. Luke's Good Samaritan Village, an addition to the City of Kearney, Buffalo County, Nebraska being located in part of the Southeast Quarter of the Northeast Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Northeast Quarter of the Southeast Quarter, part of the Northwest Quarter of the Southeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (generally located at 2201 East 32<sup>nd</sup> Street).
6. **Hearing: Rezoning No. 2025-06**  
Application submitted by Miller & Associates (Applicant) for Evangelical Lutheran Good Samaritan Society, a North Dakota Corporation, c/o Ryan Mertz (Owner) to rezone from District R-3/PD, Urban Residential Multi-Family District (Medium Density)/Planned Development Overlay District, to District R-3, Urban Residential Multi-Family District (Medium Density) for property described as a tract of land being part of Lot 11, and part of Lot 12, (now vacated) of St. Luke's Good Samaritan Village, an addition to the City of Kearney, Buffalo County, Nebraska, and part of X Avenue (now vacated) of East Lawn Second Addition, all being located in part of the Southeast Quarter of the Northeast Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Northeast Quarter of the Southeast Quarter, part of the Northwest Quarter of the Southeast Quarter of Section 31, Township 9 North,

Range 15 West of the 6th P.M., Buffalo County, Nebraska (generally located at 2201 East 32nd Street).

**7. Hearing: Preliminary Plat No. 2025-04**

Application submitted by Miller & Associates (Applicant) for Evangelical Lutheran Good Samaritan Society, a North Dakota Corporation, c/o Ryan Mertz (Owner), for the Preliminary Plat for Good Samaritan Village, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of Lot 11, and part of Lot 12, (now vacated) of St. Luke's Good Samaritan Village, an addition to the City of Kearney, Buffalo County, Nebraska, and part of X Avenue (now vacated) of East Lawn Second Addition, all being located in part of the Southeast Quarter of the Northeast Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Northeast Quarter of the Southeast Quarter, part of the Northwest Quarter of the Southeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (generally located at 2201 East 32nd Street). **\*FINAL ACTION\***

**8. Hearing: Final Plat No. 2025-04**

Application submitted by Miller & Associates (Applicant) for Evangelical Lutheran Good Samaritan Society, a North Dakota Corporation, c/o Ryan Mertz (Owner), for the Final Plat for Good Samaritan Village, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of Lot 11, and part of Lot 12, (now vacated) of St. Luke's Good Samaritan Village, an addition to the City of Kearney, Buffalo County, Nebraska, and part of X Avenue (now vacated) of East Lawn Second Addition, all being located in part of the Southeast Quarter of the Northeast Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Northeast Quarter of the Southeast Quarter, part of the Northwest Quarter of the Southeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (generally located at 2201 East 32nd Street).

**9. Reports**

**10. 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@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 mmsscotp@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)