

PLANNING COMMISSION

AGENDA

June 20, 2025

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held May 16, 2025.
4. **Hearing: Preliminary Plat No. 2025-07**
Application submitted by Trenton Snow (Applicant) for Jeffrey Benson (Owner) for the Preliminary Plat for BHT Subdivision, a subdivision being part of the Northwest Quarter of the Northwest Quarter of Section 9, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (southeast corner of 11th Street and Cherry Avenue). ***FINAL ACTION***
5. **Hearing: Final Plat No. 2025-07**
Application submitted by Trenton Snow (Applicant) for Jeffrey Benson (Owner) for the Final Plat for BHT Subdivision, a subdivision being part of the Northwest Quarter of the Northwest Quarter of Section 9, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (southeast corner of 11th Street and Cherry Avenue).
6. **Hearing: Rezoning No. 2025-11**
Application submitted by Miller & Associates (Applicant) for KPT&G, LLC, a Nebraska Limited Liability Company, c/o Bryan Health Attn: Jon Peppmuller (Owner) to rezone from District AG, Agricultural District, to District C-O, Office District for property described as a tract of land being part of Government Lot 3 of Section 10, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (northwest corner of the intersection of 22nd Avenue and 6th Street).
7. **Hearing: Final Plat No. 2025-08**
Application submitted by Miller & Associates (Applicant) for KPT&G, LLC, a Nebraska Limited Liability Company, c/o Bryan Health Attn: Jon Peppmuller (Owner), for the Final Plat for Western Nebraska Property Development Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of Government Lot 3 of Section 10, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (northwest corner of the intersection of 22nd Avenue and 6th Street).

8. Hearing: Annexation No. 2025-02

Application submitted by Miller & Associates (Applicant) for KPT&G, LLC, a Nebraska Limited Liability Company, c/o Bryan Health Attn: Jon Peppmuller (Owner) for the annexation of Western Nebraska Property Development Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of Government Lot 3 of Section 10, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (northwest corner of the intersection of 22nd Avenue and 6th Street).

9. Hearing: Conditional Use Permit No. 2025-02

Application submitted by Roger Harders (Applicant) for West Limited LLC (Owner) for a Conditional Use Permit to operate a Resource Extraction (Sand and Gravel) on property zoned District AG, Agricultural District and described as that part of the west half of the Northwest Quarter of Section 9, Township 8 North, Range 15 West Of The 6th P.M., Buffalo County, Nebraska (east of Cherry Avenue and south of East 11th Street).

10. Reports

- Review of the Annual Planning Commission Report

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 th Avenue Place Kearney, NE 68845 308-293-6445 jcochran@nlmb.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 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