

# **PLANNING COMMISSION**

## **AGENDA**

**September 19, 2025**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held August 15, 2025.
4. **Easement Vacation No. 2025-03**  
Application submitted by Miller & Associates (Applicant) for Sean and Lindsay Pietrini to vacate a 10.00 feet wide Utility Easement in Lot 1, Turkey Creek Third Subdivision, a subdivision being part of Government Lots 6, 7, 9, and Accretions thereto, Section 10, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (2105 West Talmadge Street).
5. **Hearing: Rezoning No. 2025-13**  
Application submitted by Miller & Associates (Applicant) for Dan Werdel, Butler Machinery Company, Inc. (Owner) to rezone from District AG, Agricultural District, to District BP, Business Park District for property described as a tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (southwest corner of the intersection of 56th Street and Chase Avenue).
6. **Hearing: Final Plat No. 2025-09**  
Application submitted by Miller & Associates (Applicant) for Dan Werdel, Butler Machinery Company, Inc. (Owner) for the Final Plat for Butler Second Subdivision, a subdivision being part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (southwest corner of the intersection of 56th Street and Chase Avenue).
7. **Hearing: Code Amendment No. 2025-01**  
Amend the Unified Land Development Ordinance Chapter 12 “Definitions”, Section 12-122 “S” to add the definitions for “Short-term Rental” and “Sleeping Area”.
8. **Hearing: Code Amendment No. 2025-02**  
Amend the Unified Land Development Ordinance Chapter 46 “Supplemental Use Regulations”, Section 46-103 “Supplemental Use Regulations: Residential Uses” to revise the regulations for Downtown and Group Residential in CBD District, revise Table 46-1 Group Residential Density, and add Section 46-103 F “Short-Term Rentals”.

**9. Reports.****10. Adjournment.**

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Board Member John Rickard 6309 Avenue L Place Kearney, NE 68847 308-390-7426 johnrmidway@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)