

# **PLANNING COMMISSION**

## **AGENDA**

**November 21, 2025**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held October 17, 2025.
4. **Hearing: Rezoning No. 2025-16**  
Application submitted by Miller & Associates Consulting Engineers, P.C. (Applicant) for Cobalt Skies, LLC, a Nebraska limited liability company (Owners) to rezone from C-1(N)/PD Neighborhood Center Districts/Planned Development Overlay District to District C-O, Office District for property described as Lot 1 and part of Lot 2, Block 1, Prairie Meadows Addition, an addition to the City of Kearney, Buffalo County, Nebraska (5808 10th Avenue).
5. **Subdivision Vacation No. 2018-05**  
Application submitted by Buffalo Surveying Corp. (Applicant) for General Properties, LLC, Brett A. Weiss, Managing Member (Owner) to vacate part of Lot 1, Elementary School Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska, with said part of Lot 1, Elementary School Second Addition located in the North Half of the Northeast Quarter of the Northeast Quarter of Section 25, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (south of 5508 Avenue N)
6. **Hearing: Preliminary Plat No. 2025-12**  
Application submitted by Buffalo Surveying Corp. (Applicant) for General Properties, LLC, Brett A. Weiss, Managing Member (Owner) for the Preliminary Plat of Elementary School Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska being described as part of Lot 1, to be vacated, Elementary School Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska, with said part of Lot 1, to be vacated, Elementary School Second Addition located in the North Half of the Northeast Quarter of the Northeast Quarter of Section 25, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (south of 5508 Avenue N). **\*FINAL ACTION\***
7. **Hearing: Final Plat No. 2025-12**  
Application submitted by Buffalo Surveying Corp. (Applicant) for General Properties, LLC, Brett A. Weiss, Managing Member, for the Final Plat of Elementary School Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska being

described as part of Lot 1, now vacated, Elementary School Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska, with said part of Lot 1, to be vacated, Elementary School Second Addition located in the North Half of the Northeast Quarter of the Northeast Quarter of Section 25, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (south of 5508 Avenue N).

**8. Hearing: Rezoning No. 2025-15 – Postponed from the October 17, 2025 Planning Commission Meeting**

Application submitted by Miller & Associates (Applicant) for Buckshot Farms, a Nebraska General Partnership and Buckshot Farms, LLP (Owners), to rezone from District C-2, Community Commercial District, to District BP, Business Park District for property described as a tract of land being part of Government Lot 7 and Government Lot 8 of Section 12, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (119 Central Avenue).

**9. Hearing: Preliminary Plat No. 2025-11 – Postponed from the October 17, 2025 Planning Commission Meeting**

Application submitted by Miller & Associates (Applicant) for Buckshot Farms, a Nebraska General Partnership and Buckshot Farms, LLP (Owners), for the Preliminary Plat for Buckshot Addition, and addition to the City of Kearney, Buffalo County, Nebraska being described as a part of Government Lot 7 and Government Lot 8 of Section 12, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (119 Central Avenue). **\*FINAL ACTION\***

**10. Hearing: Final Plat No. 2025-11 – Postponed from the October 17, 2025 Planning Commission Meeting**

Application submitted by Miller & Associates (Applicant) for Buckshot Farms, a Nebraska General Partnership and Buckshot Farms, LLP (Owners), for the Final Plat for Buckshot Addition, and addition to the City of Kearney, Buffalo County, Nebraska being described as a part of Government Lot 7 and Government Lot 8 of Section 12, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (119 Central Avenue).

**11. Hearing: Code Amendment No. 2025-01 – Postponed from the September 19, 2025 Planning Commission Meeting**

Amend the Unified Land Development Ordinance Chapter 12 “Definitions”, Section 12-122 “S” to add the definitions for “Short-term Rental” and “Sleeping Area”.

**12. Hearing: Code Amendment No. 2025-02 – Postponed from the September 19, 2025 Planning Commission Meeting**

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”.

**13. Reports****14. Adjournment.**

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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@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 johnrmidway@hotmail.com	Board Member Melissa Scott-Pandorf 612 West 68th Street Kearney, NE 68845 402-679-6476 mmscotp@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)