

# **PLANNING COMMISSION**

## **AGENDA**

**December 19, 2025**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held November 21, 2025.
4. **Easement Vacation No. 2025-04**  
Application submitted by Miller & Associates Consulting Engineers, P.C. (Applicant) for OE Engines, LLC, a Nebraska Limited Liability Company (Owner) to vacate the north 10 feet of the East 890 feet of Lot 2, Cherry Avenue Industrial Park, an addition to the City of Kearney, Buffalo County, Nebraska (2915 Marshall Avenue).
5. **Hearing: Rezoning No. 2025-16**  
Application submitted by Miller & Associates Consulting Engineers, P.C. (Applicant) for NP Land Development, Inc., a Nebraska Corporation (Owner) to rezone from District R-1, Urban Residential Single-Family District (Low Density) to District AG, Agricultural District for property described as a tract of land being part of the Southeast Quarter of Section 24, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (north of East 56th Street, west of Avenue K and Avenue I).
6. **Hearing: Future Land Use Map Amendment No. 2025-03**  
Application submitted by Miller & Associates Consulting Engineers, P.C. (Applicant) for RHOJCOAMT Partnership, LTD (Owner) for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Low Density Residential (LDR); Medium Density Residential (MDR); Neighborhood Mixed Use (MU1) and Office/Commercial Retail Mixed Use (MU2) to Office/Commercial Retail Mixed Use (MU2) for property described as a tract of land being part of the Southwest Quarter of the Southeast Quarter, part of the Northwest Quarter of the Southeast Quarter, part of the Southeast Quarter of the Southwest Quarter, and part of the Northeast Quarter of the Southwest Quarter of Section 3, Township 8 North, Range 16 West of the 6th P. M., Buffalo County, Nebraska (north and east of West 16th Street and 24th Avenue, and north of 11th Street (PIDs 58003000 and 5800200)).

**7. Hearing: Future Land Use Map Amendment No. 2025-04**

Application submitted by Miller & Associates Consulting Engineers, P.C. (Applicant) for RHOJCOAMT Partnership, LTD (Owner) for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Low Density Residential (LDR); Medium Density Residential (MDR); and Neighborhood Mixed Use (MU1) to Neighborhood Mixed Use (MU1) for property described as a tract of land being part of the Southeast Quarter of the Southeast Quarter, part of the Southwest Quarter of the Southeast Quarter, part of the Northeast Quarter of the Southeast Quarter, part of the Northwest Quarter of the Southeast Quarter, and part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 8 North, Range 16 West of the 6th P. M., Buffalo County, Nebraska (north and east of West 16th Street and 24th Avenue, and north of 11th Street (PIDs 58003000 and 5800200)).

**8. Hearing: Rezoning No. 2025-17**

Application submitted by Miller & Associates Consulting Engineers, P.C. (Applicant) for RHOJCOAMT Partnership, LTD (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 Southeast Quarter of the Southwest Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 3, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (vacant land west of 2915 West 16th Street).

**9. Hearing: Preliminary Plat No. 2025-13**

Application submitted by Miller & Associates Consulting Engineers, P.C. (Applicant) for RHOJCOAMT Partnership, LTD (Owner) for the Preliminary Plat of Oldfather Addition, an addition to the City of Kearney, Buffalo County, Nebraska being described as a tract of land being part of the Southeast Quarter of the Southeast Quarter, part of the Southwest Quarter of the Southeast Quarter, part of the Northeast Quarter of the Southeast Quarter, part of the Northwest Quarter of the Southeast Quarter, part of the Southeast Quarter of the Northeast Quarter, part of the Southeast Quarter of the Southwest Quarter, and part of the Northeast Quarter of the Southwest Quarter of Section 3, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (north and east of West 16th Street and 24th Avenue, and north of 11th Street (PIDs 58003000 and 5800200)). **\*FINAL ACTION\***

**10. Hearing: Final Plat No. 2025-13A**

Application submitted by Miller & Associates Consulting Engineers, P.C. (Applicant) for RHOJCOAMT Partnership, LTD (Owner), for the Final Plat of Oldfather First Addition, an addition to the City of Kearney, Buffalo County, Nebraska being described as a tract of land being part of the Southeast Quarter of the Southwest Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 3, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (vacant land west of 2915 West 16th Street).

**11. Hearing: Annexation No. 2025-03**

Application submitted by Miller & Associates Consulting Engineers, P.C. (Applicant) for RHOJCOAMT Partnership, LTD (Owner) for the annexation of Oldfather First Addition, an addition to the City of Kearney, Buffalo County, Nebraska being described as a tract of land being part of the Southeast Quarter of the Southwest Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 3, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (vacant land west of 2915 West 16th Street).

**12. Hearing: Code Amendment No. 2025-01 – Postponed from the November 21, 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”.

**13. Hearing: Code Amendment No. 2025-02 – Postponed from the November 21, 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”.

**14. Reports**

**15. Adjournment.**

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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 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)