

PLANNING COMMISSION

AGENDA

City Council Chambers, 18 East 22nd Street

August 17, 2012

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held July 20, 2012.

4. Land Use Map Amendment No. 2012-02

Application submitted by Kip Ingram (Applicant/Owner) for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Mixed Use 3 to Light Industrial for property described as Lot 2 of Block 1, Pete's Town and Country Addition, a subdivision being part of Government Lots 4 and 5 located in the Southwest Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (2826 East 39th Street).

5. Hearing: Rezoning No. 2012-12

Application submitted by Kip Ingram (Applicant/Owner) to rezone from District C-3, General Commercial District to District M-1, Limited Industrial District property described as Lot 2 of Block 1, Pete's Town and Country Addition, a subdivision being part of Government Lots 4 and 5 located in the Southwest Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (2826 East 39th Street).

6. Hearing: Planned District Development Plan Approval No. 2002-13

Application submitted by Paul Brungardt (Applicant) and Brett Weiss (Owner) for Planned District Development Plan Approval for an apartment complex development on property zoned District C-1/PD, Limited Commercial/Planned Development Overlay District for property described as all of Lot 1 and part of Lot 2 of Block One, Northridge Retirement Subdivision, a subdivision being part of the East Half of the Northeast Quarter of Section 27, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Southwest corner of 56th Street and 17th Avenue).

7. Land Use Map Amendment No. 2012-07

Application submitted by North Shore Marina, LLC (Applicant) and Bradley Rodgers and Tony and Kelli Bober (Owner) for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Low Density Residential and Mixed Use 1 to Agricultural/Open for property described as Lot 1, Bober Addition and part of Lot 3, Abood Second Addition, all in the City of Kearney, Buffalo County, Nebraska (1140 East 1st Street, north of East 1st Street and west of Avenue M).

8. Hearing: Rezoning No. 2012-13

Application submitted by North Shore Marina, LLC (Applicant) and Bradley Rodgers and Tony and Kelli Bober (Owner) to rezone from District R-1, Urban Residential Single-Family District (Low Density) to District AG, Agricultural District property described as Lot 1, Bober Addition and part of Lot 3, Abood Second Addition, all in the City of Kearney, Buffalo County, Nebraska (1140 East 1st Street, north of East 1st Street and west of Avenue M).

9. Hearing: Conditional Use Permit No. 2012-01

Application submitted by North Shore Marina, LLC (Applicant) and Bradley Rodgers and Tony and Kelli Bober (Owner) for a Conditional Use Permit to expand Kearney RV and Campground on property to be zoned District AG, Agricultural District and described as Lot 1, Bober Addition and part of Lot 3, Abood Second Addition, all in the City of Kearney, Buffalo County, Nebraska (1140 East 1st Street, north of East 1st Street and west of Avenue M).

10. Hearing: Rezoning No. 2012-14

Application submitted by Craig Bennett (Applicant) for Sorensen Acres, LLC (Owner) to rezone from District AG, Agricultural District to District C-2, Community Commercial District and District C-2/PD, Community Commercial/ Planned Development Overlay District property described as a tract of land being part of the East Half of the Northeast Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (northeast corner of the intersection of 52nd Street and 2nd Avenue).

11. Hearing: Preliminary Plat No. 2012-11 – Oak Park Center

Application submitted by Craig Bennett (Applicant) for Sorensen Acres, LLC (Owner) for the Preliminary Plat for Oak Park Center, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of the East Half of the Northeast Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (northeast corner of the intersection of 52nd Street and 2nd Avenue). ***FINAL ACTION***

12. Hearing: Final Plat No. 2012-11 – Oak Park Center

Application submitted by Craig Bennett (Applicant) for Sorensen Acres, LLC (Owner) for the Final Plat and Subdivision Agreement for Oak Park Center, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of the East Half of the Northeast Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (northeast corner of the intersection of 52nd Street and 2nd Avenue).

13. Hearing: Annexation No. 2012-11 – Oak Park Center

Application submitted by Craig Bennett (Applicant) for Sorensen Acres, LLC (Owner) for the annexation of Oak Park Center, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of the East Half of the Northeast Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M.,

Buffalo County, Nebraska (northeast corner of the intersection of 52nd Street and 2nd Avenue).

14. Hearing: Planned District Development Plan Approval No. 2012-14

Application submitted by Craig Bennett (Applicant) for Sorensen Acres, LLC (Owner) for Planned District Development Plan Approval for commercial development on property to be zoned District C-2/PD, Community Commercial/ Planned Development Overlay District for property described as a tract of land being part of the East Half of the Northeast Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (northeast corner of the intersection of 52nd Street and 2nd Avenue).

15. Hearing: Code Amendment No. 2012-02

Proposed amendments to the following sections of the Uniform Land Development Ordinance and the City Code to provide better definitions to categorize animals as 'domestic animals' as opposed to 'wild animals' which will be further broken down to either 'household pets', 'fowl', 'large domesticated animals', or 'livestock'. The amendments will specify where citizens can and cannot have certain types of animals and many based on zoning.

- Amend Section 46-102 "Supplemental Use Regulations: Agricultural Uses" of Chapter 46 "Supplemental Use Regulations".
- Amend Section 47-105 "Accessory Buildings" of Chapter 47 "Supplement Development Regulations".
- Amend Section 8-1301 "Definitions" of Article 13 "Animals Generally" of Chapter 8 "Police".
- Amend Section 8-1309 "Wild Animals Prohibited within the City Limits" of Article 13 "Animals Generally" of Chapter 8 "Police" of the Kearney City Code.
- Amend Section 8-1310 "Large Animal Pets, Livestock, and Fowl Prohibited within the City Limits" of Article 13 "Animals Generally" of Chapter 8 "Police".
- Delete in its entirety Section 8-1311 "Fowl at Large" of Article 13 "Animals Generally" of Chapter 8 "Police".
- Delete in its entirety Section 8-1435 "Keeping Wild Animals" of Article 14 being renamed to "Household Pets" of Chapter 8 "Police".
- Delete in its entirety Section 8-1436 "Minimum Areas for Enclosures" of Article 14 being renamed to "Household Pets" of Chapter 8 "Police".
- Delete in its entirety Section 8-1437 "Shelter Required; Permitted Locations" of Article 14 being renamed to "Household Pets" of Chapter 8 "Police".
- Amend Section 8-1438 "Sanitary Regulations" of Article 14 being renamed to "Household Pets" of Chapter 8 "Police".

16. Report/Comments from Board Members.

17. Adjournment.

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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