

PLANNING COMMISSION

AGENDA

City Council Chambers, 18 East 22nd Street

November 16, 2012

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held October 19, 2012.
4. **Hearing: Revised Conditional Use Permit No. 2011-05 – Crossroads Center**
Revised application submitted by Crossroads Center (Applicant/Owner) for a Conditional Use Permit to expand the homeless shelter on property zoned District C-1/PD, Limited Commercial/Planned Development Overlay District and described as part of Lot 2, Grandview Estates Eighth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (1404 East 39th Street).
5. **Hearing: Planned District Development Plan Approval No. 2012-07 – Medical Office**
Application submitted by Scott Stober (Applicant) for Brad Brandt (Owner) for Planned District Development Plan Approval for a medical clinic on property zoned District C-O/PD, Office/Planned Development Overlay District for property described as Lot 2, Colonial Estates 5th Addition, a replat of Block 2, Colonial Estates 4th Addition to the City of Kearney, Buffalo County, Nebraska (northeast corner of 39th Street and 20th Avenue).
6. **Hearing: Rezoning No. 2012-22 – Proposed Younes Center Addition**
Application submitted by Craig Bennett (Applicant) for Paul and Linda Younes (Owner) to rezone from District M-1, Limited Industrial District to District C-2, Community Commercial District property described as a tract of land being part of Government Lot 5 and Government Lot 6 of Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (northwest of 4th Avenue and Talmadge Street).
7. **Hearing: Preliminary Plat No. 2012-18 – Proposed Younes Center Addition**
Application submitted by Craig Bennett (Applicant) for Paul and Linda Younes (Owner) for the Preliminary Plat for Younes Center Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of Government Lot 5 and Government Lot 6 of Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (northwest of 4th Avenue and Talmadge Street). ***FINAL ACTION***
8. **Hearing: Final Plat No. 2012-18 – Proposed Younes Center Addition**
Application submitted by Craig Bennett (Applicant) for Paul and Linda Younes (Owner) for the Final Plat for Younes Center Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of Government Lot 5 and Government Lot 6 of Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (northwest of 4th Avenue and Talmadge Street).

9. Hearing: Annexation No. 2012-18 – Proposed Younes Center Addition

Application submitted by Craig Bennett (Applicant) for Paul and Linda Younes (Owner) for the annexation of Younes Center Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of Government Lot 5 and Government Lot 6 of Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (northwest of 4th Avenue and Talmadge Street).

10. Hearing: Revised Planned District Development Plan Approval No. 2009-19A – Medical Office

Application submitted by Craig Bennett and Les Mock (Applicant) for WNH, LLC (Owner) for Revised Planned District Development Plan Approval for a medical office building on property zoned District C-O/PD, Office/Planned Development Overlay District for property described as Lot 1 of Block Three, Western Nebraska Development Addition to the City of Kearney, Buffalo County, Nebraska (west of 22nd Avenue and south of 10th Street).

11. Hearing: Code Amendment No. 2012-01

Proposed amendments to the following Chapters of the City Code to provide better clarification on the requirements for developing subdivisions.

- Amend Chapter 52, “Subdivisions: Basic Conditions” to clarify terminology related to exemptions from subdivision requirements for large lot residential development; and to clarify submittal requirements for minor subdivisions.
- Amend Chapter 53, “Subdivision Approvals and Procedures” to clarify terminology and requirements for subdivision applications; to require a Preliminary Infrastructure Feasibility Plan with all preliminary plat submittals and a “Final Infrastructure Feasibility Plan” with all final plat submittals; to clarify requirements for the “Subdivision Agreement” and “Utility Comment Form”; to define requirements for street lighting; to clarify the requirements for submittal of an electronic file of all subdivisions.
- Amend Chapter 54, “Subdivision Design Criteria and General Standards” to require a “Preliminary Infrastructure Feasibility Plan” with all preliminary plat submittals and a “Final Infrastructure Feasibility Plan” with all final plat submittals; to remove the requirement for a grading plan and add requirements for the National Pollutant Discharge Elimination program including new requirements for construction site activities, new requirements for building phases of development, and to reference the “Public Works Stormwater Ordinance”; to prohibit construction activity on all wetlands.

12. Hearing: Code Amendment No. 2012-02

Proposed amendments to the following sections of 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 how many based on zoning.

- 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”.
- 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”.

13. Report/Comments from Board Members.

14. Adjournment.

Chairman James Ganz, Jr. 22 Hillcrest Drive Kearney, NE 68845 237-5146 iganzjr@frontiernet.net	Vice-Chairman Stan Dart 2410 65th Avenue Place Kearney, NE 68845 234-1616 msdart@charter.net	Board Member Robert Cunningham 2203 West 50th Street Kearney, NE 68845 865-7276 robcunningham@catholichealth.net
Board Member Jim McKeon 711 13th Avenue Kearney, NE 68845 236-2223 jlmckeo@nppd.com	Board Member Steve Homan 32 Red Fox Lane Kearney, NE 68845 237-0500 stephenchoman@gmail.com	Board Member Paul Fredrickson 914 Avenue D Kearney, NE 68847 236-5928 fastfreddy@fredconst.com
Board Member Andrew Williams 9030 Pleasant Valley Drive Kearney, NE 68845 224-1374 ajsewilliams@asaew.com	Board Member John Lowe 7 Wedge Way Kearney, NE 68845 440-3709 jslowe4@gmail.com	Board Member Jack McSweeney 2712 Central Avenue Kearney, NE 68847 234-5550 jack@century21midlands.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.