

PLANNING COMMISSION

AGENDA

City Council Chambers, 18 East 22nd Street

December 21, 2012

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held November 16, 2012.
4. **Hearing: Conditional Use Permit No. 2012-03**
Application submitted by USA Communications (Applicant) and Christian and Karyn Hilliard (Owner) for a Conditional Use Permit to locate 60 foot wholesale data transmission tower on property zoned District C-O/PD, Office/Planned Development Overlay District and described as a tract of land being part of Lot 1, Patriot Addition, an addition to the City of Kearney, Buffalo County, Nebraska (2730 West 39th Street).
5. **Hearing: Rezoning No. 2012-23**
Application submitted by Mark Ablen (Applicant) and Great Western Properties, LLC (Owner) to rezone from District M-1, Limited Industrial District to District C-2, Community Commercial District property described as Lot 2, Great Western Second Addition to the City of Kearney, Buffalo County, Nebraska (2915 Avenue N).
6. **Hearing: Amendment to Redevelopment Plan for Redevelopment Area #8**
Proposed amendment to the Redevelopment Plan for Redevelopment Area #8 described as a tract of land beginning at the intersection of the north line of 8th Street and the east line of 3rd Avenue, thence southward along the east line of 8th Street, continuing south along the east line of 3rd Avenue to the south line of 4th Street, thence slightly east along said line to the west line of the public right-of-way of 2nd Avenue, thence south along said line to the north banks of the North Branch of the Platte River, thence following the stream banks west for approximately 800 feet, thence south along a line from said point to the north line of Talmadge Street, thence west for approximately 200 feet, thence south across Talmadge Street, following along the corporate limits line between the south line of Talmadge Street and the north boundary of the public right-of-way of Interstate 80, thence west along said north line for approximately 2,430 feet to a point, thence north along said extended line approximately 2,280 feet to its intersection with the north line of the concrete walking trail along the south side of the North Branch of the Platte River, thence meandering easterly along said north line of said concrete trail to its intersection with an extended west line of Lot 8 of Block 4, Centennial Subdivision to the City of Kearney, Buffalo County, Nebraska, thence north along said west line approximately 1,765 feet to its intersection with the south line of said Centennial Subdivision to the City of Kearney (also the corporate limit line), thence east along said south line to its intersection with the west line of 4th Avenue, thence north along said line to its intersection with the north line of 8th Street, thence east along said north line to its intersection with the east line of 3rd Avenue, also the point of beginning, all located in the City of Kearney, Buffalo County, Nebraska.

7. Hearing: Code Amendment No. 2012-02 – Continued from the November 16, 2012 Planning Commission Meeting

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”.

8. Report/Comments from Board Members.

9. Adjournment.

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