

PLANNING COMMISSION

AGENDA

City Council Chambers, 18 East 22nd Street

February 15, 2013

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held January 18, 2013.
4. **Hearing: Conditional Use Permit No. 2012-03 – Continued from the December 21, 2012 and January 18, 2013 Planning Commission Meeting**
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. 2013-01**
Application submitted by Buffalo Surveying Corp. (Applicant) for Nancy Norwood (Owner) to rezone from District R-2, Urban Residential Mixed-Density District to District UC, Mixed Use Urban Corridor District property described as Lots 1, 2, 3, 4 of Block 29, Perkins & Harfords Addition to the City of Kearney, Buffalo County, Nebraska, excepting that part of said Lot 1 deeded to the State of Nebraska Department of Roads (202, 206, 208, 210 West 29th Street and 2824 2nd Avenue).
6. **Partial Vacation No. 2006-08 – Bel Air Third Addition**
Application submitted by Buffalo Surveying Corp. (Applicant) for TWL, LLC (Owner) to vacate property described as Lots 6 through 17 inclusive, Avenue L Place, a street in the City of Kearney, Nebraska located south of 67th Street (all to be vacated) in Block Three, Bel Air Third Addition to the City of Kearney, Buffalo County, Nebraska (south of 67th Street and Avenue L, west of Avenue N).
7. **Hearing: Final Plat No. 2013-01 – Proposed Remington Heights Addition**
Application submitted by Buffalo Surveying Corp. (Applicant) for TWL, LLC (Owner) for the Final Plat for Remington Heights Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as Lots 6 through 17 inclusive, Avenue L Place, a street in the City of Kearney, Nebraska located south of 67th Street (to be vacated) all in Block Three, Bel Air Third Addition to the City of Kearney, Buffalo County, Nebraska (south of 67th Street and Avenue L, west of Avenue N).
8. **Partial Vacation No. 1995-12 – Gary Addition**
Application submitted by Buffalo Surveying Corp. (Applicant) for The Gary Family Trust (Owner) to vacate property described as Lot 1, Gary Addition, a subdivision being part of the Southwest Quarter of the Northwest Quarter of Section 19, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (east of the intersection of Avenue N and 65th Street).
9. **Hearing: Rezoning No. 2013-02 – Proposed Starostka Estates Addition**
Application submitted by Buffalo Surveying Corp. (Applicant) for The Gary Family Trust (Owner) to rezone from District RR-1, Rural Residential District (Rural Standards) to District R-1, Urban

Residential Single-Family District (Low Density) property described as Lot 1, Gary Addition, a subdivision being part of the Southwest Quarter of the Northwest Quarter of Section 19, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (east of the intersection of Avenue N and 65th Street).

10. **Hearing: Preliminary Plat No. 2013-02 – Proposed Starostka Estates Addition**
Application submitted by Buffalo Surveying Corp. (Applicant) for The Gary Family Trust (Owner) for the Preliminary Plat for Starostka Estates Addition to the City of Kearney, Buffalo County, Nebraska for property described as Lot 1, Gary Addition, a subdivision being part of the Southwest Quarter of the Northwest Quarter of Section 19, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (east of the intersection of Avenue N and 65th Street).
FINAL ACTION
11. **Hearing: Final Plat No. 2013-02 – Proposed Starostka Estates Addition**
Application submitted by Buffalo Surveying Corp. (Applicant) for The Gary Family Trust (Owner) for the Final Plat for Starostka Estates Addition to the City of Kearney, Buffalo County, Nebraska for property described as Lot 1, Gary Addition, a subdivision being part of the Southwest Quarter of the Northwest Quarter of Section 19, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (east of the intersection of Avenue N and 65th Street).
12. **Hearing: Annexation No. 2013-02 – Proposed Starostka Estates Addition**
Application submitted by Buffalo Surveying Corp. (Applicant) for The Gary Family Trust (Owner) for the annexation of Starostka Estates Addition to the City of Kearney, Buffalo County, Nebraska for property described as Lot 1, Gary Addition, a subdivision being part of the Southwest Quarter of the Northwest Quarter of Section 19, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (east of the intersection of Avenue N and 65th Street).
13. **Hearing: Rezoning No. 2013-03**
Application submitted by Miller & Associates (Applicant) for Aaron and Austin Broadfoot (Owner) to rezone from District AG, Agricultural District to District RR-1, Rural Residential District (Rural Standards) property described as a tract of land being in part of the Northeast Quarter of Section 23, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (north of 66th Street and west of 2nd Avenue).
14. **Hearing: Preliminary Plat No. 2013-03 – Proposed Austin Estates Fifth Subdivision**
Application submitted by Miller & Associates (Applicant) for Aaron and Austin Broadfoot (Owner) for the Preliminary Plat for Austin Estates Fifth Subdivision, Buffalo County, Nebraska for property described as a tract of land being in part of the Northeast Quarter of Section 23, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (north of 66th Street and west of 2nd Avenue). ***FINAL ACTION***
15. **Hearing: Final Plat No. 2013-03 – Proposed Austin Estates Fifth Subdivision**
Application submitted by Miller & Associates (Applicant) for Aaron and Austin Broadfoot (Owner) for the Final Plat for Austin Estates Fifth Subdivision, Buffalo County, Nebraska for property described as a tract of land being in part of the Northeast Quarter of Section 23, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (north of 66th Street and west of 2nd Avenue).
16. **Hearing: Code Amendment No. 2012-02**
Proposed amendments to the following sections of the City Code:
 - Amend Section 46-102 “Supplemental Use Regulations: Agricultural Uses” of Chapter 46 “Supplemental Use Regulations” to delete the language regulating Animal Production in the RR-1 and RR-2 Districts in Paragraph B and replace with regulating of Keeping Animals in

Residential Zoning Districts; to delete the requirement of separation from residential uses for animal production use types in Paragraph C and to regulate the disposal of waste for animal production to be conducted for premises outside the corporate limits of the City.

- Amend Section 47-105 “Accessory Buildings” of Chapter 47 “Supplement Development Regulations” to delete in its entirety the language entitled *Animal Production in the RR-1 and RR-2 Districts and to reference the regulations set forth in Section 46-102 of the City Code.

17. Report/Comments from Board Members.

18. Adjournment.

Chairman James Ganz, Jr. 22 Hillcrest Drive Kearney, NE 68845 237-5146 jganzjr@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