

# **PLANNING COMMISSION**

## **AGENDA**

**City Council Chambers, 18 East 22nd Street**

**November 15, 2013**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held October 18, 2013.
4. **Hearing: Rezoning No. 2013-21**  
Application submitted by Horner Lieske McBride & Kuhl Funeral and Cremation Services in Kearney and Eakes Office Plus to rezone from District C-3, General Commercial District to District CBD, Central Business District property described as Lots 19, 20, 21, 65 and 66, Southwest Quarter School Section Addition to the City of Kearney, Buffalo County, Nebraska (2401 and 2421 Avenue A, 110 and 114 East 24th Street).
5. **Partial Vacation No. 1979-23**  
Application submitted by Miller & Associates for Arram Equities, Inc. to vacate property described as a tract of land being part of Lot 1 and all of Lot 7, Anderson Park 1st Subdivision, a subdivision to the City of Kearney, Buffalo County, Nebraska. (northeast corner of 11th Street and Avenue M).
6. **Hearing: Preliminary Plat No. 2013-19**  
Application submitted by Miller & Associates for Arram Equities, Inc. for the Preliminary Plat for Anderson Park 6th Subdivision, a subdivision to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Northwest Quarter of the Southwest Quarter of Section 6, Township 8 North, Range 15 West of the 6th P.M. and formally known as part of Lot 1 and all of Lot 7, Anderson Park 1st Subdivision, a subdivision to the City of Kearney, Buffalo County, Nebraska (northeast corner of 11th Street and Avenue M). **\*FINAL ACTION\***
7. **Hearing: Final Plat No. 2013-19**  
Application submitted by Miller & Associates for Arram Equities, Inc. for the Final Plat for Anderson Park 6th Subdivision, a subdivision to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Northwest Quarter of the Southwest Quarter of Section 6, Township 8 North, Range 15 West of the 6th P.M. and formally known as part of Lot 1 and all of Lot 7, Anderson Park 1st Subdivision, a subdivision to the City of Kearney, Buffalo County, Nebraska (northeast corner of 11th Street and Avenue M).

**8. Vacation No. 2012-02**

Application submitted by Miller & Associates for Turkey Creek Properties, LLC to vacate property described as a tract of land located in part of Government Lots 6, 7, 8, 9 and accretions abutting said Lots, all in Section 10, Township 8 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (Kea West Avenue to 30th Avenue, south of the North Channel of the Platte River).

**9. Hearing: Land Use Map Amendment No. 2013-06**

Application submitted by Miller & Associates for Turkey Creek Properties, LLC for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Mixed Use 2 to Rural Estates property described as a tract of land located in part of Government Lots 6, 7, 8, 9 and accretions abutting said Lots, all in Section 10, Township 8 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (Kea West Avenue to 30th Avenue, south of the North Channel of the Platte River).

**10. Hearing: Rezoning No. 2013-22**

Application submitted by Miller & Associates for Turkey Creek Properties, LLC to rezone from District AG, Agricultural District to District RR-1/PD, Urban Residential Single-Family (Low Density)/Planned Development Overlay District property described as a tract of land located in part of Government Lots 6 and 9 and accretions abutting said Lots in Section 10, Township 8 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska; AND from District RR-1/PD, Urban Residential Single-Family (Low Density)/Planned Development Overlay District to District AG, Agricultural District property described as a tract of land located in part of Government Lots 7, 8, 9 and accretions abutting said Lots, all in Section 10, Township 8 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (Kea West Avenue to 30th Avenue, south of the North Channel of the Platte River).

**11. Hearing: Preliminary Plat No. 2013-20**

Application submitted by Miller & Associates for Turkey Creek Properties, LLC for the Preliminary Plat for Turkey Creek Second Subdivision, a subdivision in Buffalo County Nebraska, for property described as a tract of land located in part of Government Lots 5, 6, 7, 8, 9 and accretions abutting said Lots, all in Section 10, Township 8 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (Kea West Avenue to 30th Avenue, south of the North Channel of the Platte River). **\*FINAL ACTION\***

**12. Hearing: Final Plat No. 2013-20**

Application submitted by Miller & Associates for Turkey Creek Properties, LLC for the Final Plat for Turkey Creek Second Subdivision, a subdivision in Buffalo County Nebraska, for property described as a tract of land located in part of Government Lots 6, 7, 8, 9 and accretions abutting said Lots, all in Section 10, Township 8 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (Kea West Avenue to 30th Avenue, south of the North Channel of the Platte River).

**13. Hearing: Planned District Development Plan Approval No. 2013-22**

Application submitted by Miller & Associates for Turkey Creek Properties, LLC for Planned District Development Plan Approval for a single family large lot development on property to be zoned District RR-1/PD, Urban Residential Single-Family (Low

Density)/Planned Development Overlay District on property described as a tract of land located in part of Government Lots 6, 7, 8, 9 and accretions abutting said Lots, all in Section 10, Township 8 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (Kea West Avenue to 30th Avenue, south of the North Channel of the Platte River).

**14. Hearing: Code Amendment No. 2013-02 – CONTINUED TO THE DECEMBER 20, 2013 PLANNING COMMISSION MEETING**

Proposed amendments to Section 46-111 “Supplemental Use Regulations: Miscellaneous Uses” of Chapter 46 “Supplemental Use Regulations” introducing regulations for vertical axis wind turbines.

15. Report/Comments from Board Members.

16. Adjournment.

Chairman James Ganz, Jr. 22 Hillcrest Drive Kearney, NE 68845 237-5146 <a href="mailto:jganzjr@frontiernet.net">jganzjr@frontiernet.net</a>	Vice-Chairman Stan Dart 2410 65th Avenue Place Kearney, NE 68845 234-1616 <a href="mailto:msdart@charter.net">msdart@charter.net</a>	Board Member Robert Cunningham 1709 West 38th Street, #37 Kearney, NE 68845 865-7276 <a href="mailto:robcunningham@catholichealth.net">robcunningham@catholichealth.net</a>
Board Member Jim McKeon 711 13th Avenue Kearney, NE 68845 236-2223 <a href="mailto:jlmckeo@nppd.com">jlmckeo@nppd.com</a>	Board Member Jason Peck 910 East 30th Drive Kearney, NE 68847 627-3568 <a href="mailto:jason.peck2417@gmail.com">jason.peck2417@gmail.com</a>	Board Member Paul Fredrickson 914 Avenue D Kearney, NE 68847 236-5928 <a href="mailto:fastfreddy@fredconst.com">fastfreddy@fredconst.com</a>
Board Member Andrew Williams 9030 Pleasant Valley Drive Kearney, NE 68845 224-1374 <a href="mailto:ajsewilliams@asaew.com">ajsewilliams@asaew.com</a>	Board Member John Lowe 7 Wedge Way Kearney, NE 68845 440-3709 <a href="mailto:jslowe4@gmail.com">jslowe4@gmail.com</a>	Board Member Jack McSweeney 2712 Central Avenue Kearney, NE 68847 234-5550 <a href="mailto:jack@century21midlands.com">jack@century21midlands.com</a>

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)