

PLANNING COMMISSION

AGENDA

City Council Chambers, 18 East 22nd Street

February 21, 2014

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held January 17, 2014.
4. **Partial Vacation No. Prior to 1950-01**
Application submitted by Trenton Snow for Big Boy LLC to vacate Lots 688, 689, 690 and the north half of Lot 691, and the north half of Lot 712, and all of Lots 713 and 714 and the vacated alley lying between said lots, Original Town of Kearney Junction now the City of Kearney, Buffalo County, Nebraska, together with the vacated west 10 feet of Avenue B abutting said Lots 688, 689, 690 and the north half of Lot 691 on the east, and together with the vacated east 10 feet of Avenue A abutting the north half of Lot 712, and all of Lots 713 and 714 on the west, Original Town of Kearney Junction now the City of Kearney, Buffalo County, Nebraska (south of South Railroad between Avenue A and Avenue B).
5. **Preliminary Plat No. 2014-01 – Proposed Big Boy Addition**
Application submitted by Trenton Snow for Big Boy LLC for the Preliminary Plat for Big Boy Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as all of Lots 688, 689, 690 and the north half of Lot 691, and the north half of Lot 712, and all of Lots 713 and 714 (to be vacated) and the vacated alley lying between said lots, Original Town of Kearney Junction now the City of Kearney, Buffalo County, Nebraska, together with the vacated west 10 feet of Avenue B abutting said Lots 688, 689, 690 and the north half of Lot 691 on the east, and together with the vacated east 10 feet of Avenue A abutting the north half of Lot 712, and all of Lots 713 and 714 on the west, Original Town of Kearney Junction now the City of Kearney, Buffalo County, Nebraska (south of South Railroad between Avenue A and Avenue B). ***FINAL ACTION***
6. **Final Plat No. 2014-01 – Proposed Big Boy Addition**
Application submitted by Trenton Snow for Big Boy LLC for the Final Plat for Big Boy Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as all of Lots 688, 689, 690 and the north half of Lot 691, and the north half of Lot 712, and all of Lots 713 and 714 (to be vacated) and the vacated alley lying between said lots, Original Town of Kearney Junction now the City of Kearney, Buffalo County, Nebraska, together with the vacated west 10 feet of Avenue B abutting said Lots 688, 689, 690 and the north half of Lot 691 on the

east, and together with the vacated east 10 feet of Avenue A abutting the north half of Lot 712, and all of Lots 713 and 714 on the west, Original Town of Kearney Junction now the City of Kearney, Buffalo County, Nebraska (south of South Railroad between Avenue A and Avenue B).

7. Vacation of Platted Setback No. 2008-08

Application submitted by Miller & Associates for Lorin and Kay Downing (Owner) to vacate the platted 60 foot front yard building setback on the south part of Lot 1, Anderson Park 5th Subdivision, an addition to the City of Kearney, Buffalo County, Nebraska (northeast corner of Avenue Q and East 25th Street).

8. Partial Vacation No. 2008-07

Application submitted by Miller & Associates for Roberta Corrigan, Trustee of the Leroy Corrigan Trust and General Partner of Roberta Corrigan Farm, a Nebraska Limited Partnership to vacate the five foot wide utility easement located along the north line of Lot 2, Ingalls Crossing Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska and a tract of land being the south 28.29 feet of Lot 1, and all of the north tract of Lot 2, Ingalls Crossing Fourth Addition, an addition to the City of Kearney, Buffalo County Nebraska. (north of 56th Street between 1st Avenue and 2nd Avenue).

9. Preliminary Plat No. 2014-02 – Proposed Ingalls Crossing Seventh Addition

Application submitted by Miller & Associates for Roberta Corrigan, Trustee of the Leroy Corrigan Trust and General Partner of Roberta Corrigan Farm, a Nebraska Limited Partnership for the Preliminary Plat for Ingalls Crossing Seventh Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Southwest Quarter of the Southwest Quarter of Section 24, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (north of 56th Street between 1st Avenue and 2nd Avenue).
FINAL ACTION

10. Final Plat No. 2014-02 – Proposed Ingalls Crossing Seventh Addition

Application submitted by Miller & Associates for Roberta Corrigan, Trustee of the Leroy Corrigan Trust and General Partner of Roberta Corrigan Farm, a Nebraska Limited Partnership for the Final Plat for Ingalls Crossing Seventh Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Southwest Quarter of the Southwest Quarter of Section 24, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (north of 56th Street between 1st Avenue and 2nd Avenue).

11. Planned District Development Plan Approval No. 2001-13

Application submitted by Miller & Associates for Roberta Corrigan, Trustee of the Leroy Corrigan Trust and General Partner of Roberta Corrigan Farm, a Nebraska Limited Partnership for Planned District Development Plan Approval for the construction of a fast food restaurant on property zoned District C-2/PD, Community Commercial/ Planned Development Overlay District property described as a tract of land being part of the Southwest Quarter of the Southwest Quarter of

Section 24, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (north of 56th Street between 1st Avenue and 2nd Avenue).

12. Land Use Map Amendment No. 2014-01 – Proposed Bearcat Corner

Application submitted by Miller & Associates for Buffalo County School District 10-0007 (Kearney Public Schools) for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Mixed Use 2, Low Density Residential, Medium Density Residential, and Conversation Reserve to Mixed Use 1 property described as a tract of land consisting of all of Government Lot 1, part of Government Lot 2, the accretions to said lots, and part of the Northwest Quarter of Section 10, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (southeast corner of 30th Avenue and 11th Street).

13. Rezoning No. 2014-01 – Proposed Bearcat Corner

Application submitted by Miller & Associates for Buffalo County School District 10-0007 (Kearney Public Schools) to rezone from District AG, Agricultural District to District C-O/PD, Office/Planned Development Overlay District property described as a tract of land consisting of all of Government Lot 1, part of Government Lot 2, the accretions to said lots, and part of the Northwest Quarter of Section 10, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (southeast corner of 30th Avenue and 11th Street).

14. Preliminary Plat No. 2014-03 – Proposed Bearcat Corner

Application submitted by Miller & Associates for Buffalo County School District 10-0007 (Kearney Public Schools) for the Preliminary Plat for Bearcat Corner, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land consisting of all of Government Lot 1, part of Government Lot 2, the accretions to said lots, and part of the Northwest Quarter of Section 10, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (southeast corner of 30th Avenue and 11th Street). ***FINAL ACTION***

15. Final Plat No. 2014-03 – Proposed Bearcat Corner

Application submitted by Miller & Associates for Buffalo County School District 10-0007 (Kearney Public Schools) for the Final Plat for Bearcat Corner, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land consisting of all of Government Lot 1, part of Government Lot 2, the accretions to said lots, and part of the Northwest Quarter of Section 10, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (southeast corner of 30th Avenue and 11th Street).

16. Annexation No. 2014-03 – Proposed Bearcat Corner

Application submitted by Miller & Associates for Buffalo County School District 10-0007 (Kearney Public Schools) for the annexation of Bearcat Corner, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land consisting of all of Government Lot 1, part of Government Lot 2, the accretions to said lots, and part of the Northwest Quarter of Section 10, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (southeast corner of 30th Avenue and 11th Street).

17. Planned District Development Plan Approval No. 2014-01

Application submitted by Miller & Associates for Buffalo County School District 10-0007 (Kearney Public Schools) for Planned District Development Plan Approval for the construction of the new public high school on property to be zoned District C-O/PD, Office/Planned Development Overlay District property described as a tract of land consisting of all of Government Lot 1, part of Government Lot 2, the accretions to said lots, and part of the Northwest Quarter of Section 10, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (southeast corner of 30th Avenue and 11th Street).

18. Report/Comments from Board Members.**19. 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 1709 West 38th Street, #37 Kearney, NE 68845 865-7276 rob Cunningham@catholichealth.net
Board Member Jim McKeon 711 13th Avenue Kearney, NE 68845 236-2223 jlmckeo@nppd.com	Board Member Jason Peck 910 East 30th Drive Kearney, NE 68847 627-3568 jason.peck2417@gmail.com	Board Member Paul Fredrickson 914 Avenue D Kearney, NE 68847 236-5928 fastfreddy@fredconst.com
Board Member Ed Berglund 212 East 46th Street Kearney, NE 68847 627-6012 edthky@yahoo.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