

# **PLANNING COMMISSION**

## **AGENDA**

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

**March 21, 2014**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held February 21, 2014.
4. **Hearing: Conditional Use Permit No. 2014-01 – Daycare Center**  
Application submitted by Essam Arram and Arram Equities, Inc. for a Conditional Use Permit to locate a day care center on property zoned District C-O, Office District and described as Lot 11 except the east five feet thereof, all of Lots 12, 13, 14 of Block 2, Skyline Drive, a subdivision to the City of Kearney, Buffalo County, Nebraska (516 West 39th Street).
5. **Hearing: Conditional Use Permit No. 2014-02 – Temporary Batch Plant**  
Application submitted by Lottman Carpenter Construction for Baldwin Filters, Inc. for a Conditional Use Permit to locate a temporary batch plant on property zoned District M-2/PD, General Industrial/Planned Development Overlay District and described as part of Lot 1, Baldwin Subdivision to the City of Kearney, Buffalo County, Nebraska (4400 East Highway 30).
6. **Vacation No. 2006-17 – Proposed Getaway Bay Addition**  
Application submitted by Buffalo Surveying for TCSM, LLC/Keith Rodehorst to vacate property described as a tract of land being Lot 3, Abood Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska (adjacent to 1140 East 1st Street).
7. **Hearing: Rezoning No. 2014-02 – Proposed Getaway Bay Addition**  
Application submitted by Buffalo Surveying for TCSM, LLC/Keith Rodehorst to rezone from District AG, Agricultural District to District RR-2, Rural Residential District (Intermediate Standards) property described as a tract of land being part of Lot 3, Abood Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska (adjacent to 1140 East 1st Street).
8. **Hearing: Preliminary Plat No. 2014-04 – Proposed Getaway Bay Addition**  
Application submitted by Buffalo Surveying for TCSM, LLC/Keith Rodehorst for the Preliminary Plat for Getaway Bay Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of Lot 3, Abood Second Addition, all in the City of Kearney, Buffalo County, Nebraska (adjacent to 1140 East 1st Street). **\*FINAL ACTION\***

**9. Hearing: Final Plat No. 2014-04 – Proposed Getaway Bay Addition**

Application submitted by Buffalo Surveying for TCSM, LLC/Keith Rodehorst for the Final Plat for Getaway Bay Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of Lot 3, Abood Second Addition, all in the City of Kearney, Buffalo County, Nebraska (adjacent to 1140 East 1st Street).

**10. Hearing: Land Use Map Amendment No. 2014-02 – G & K Addition**

Application submitted by Miller & Associates for Sun Development Inc., a Nebraska Corporation; Robert and Alice Kuhn; and Ronald Grapes Trust for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Business Park and Light Industrial to Medium Density Residential property described as being part of Lot 1 and part of Lot 2 of Block One, G & K Addition, an addition to the City of Kearney, Buffalo County, Nebraska (north of 16th Street between 13th Avenue and 16th Avenue).

**11. Hearing: Rezoning No. 2014-03 – G & K Addition**

Application submitted by Miller & Associates for Sun Development Inc., a Nebraska Corporation; Robert and Alice Kuhn; and Ronald Grapes Trust to rezone from District M-1, Limited Industrial District to District R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District property described as being part of Lot 1 and part of Lot 2 of Block One, G & K Addition, an addition to the City of Kearney, Buffalo County, Nebraska (north of 16th Street between 13th Avenue and 16th Avenue).

**12. Report/Comments from Board Members.**

**13. 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 38 <sup>th</sup> 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 30 <sup>th</sup> 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 Ed Berglund 212 East 46 <sup>th</sup> Street Kearney, NE 68847 627-6012 <a href="mailto:edthky@yahoo.com">edthky@yahoo.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)