

PLANNING COMMISSION

AGENDA

City Council Chambers, 18 East 22nd Street

June 20, 2014

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held May 16, 2014.
4. **Hearing: Conditional Use Permit No. 2014-03 – Viaero Wireless**
Application submitted by NE Colorado Cellular, Inc., dba Viaero Wireless and Arram Equities, Inc. and Arram Ventures, Inc. for a Conditional Use Permit to locate a rooftop cell site for wireless communications on property zoned District C-2, Community Commercial District and described as Lot 3, Archway Village, an addition to the City of Kearney, Buffalo County, Nebraska (214 West 42nd Street, Suite A).
5. **Hearing: Rezoning No. 2014-08 – Proposed Austin Estates Sixth**
Application submitted by Miller & Associates for Aaron Broadfoot and Austin Broadfoot to rezone from District AG, Agricultural District to District RR-1, Rural Residential District (Rural Standards) property described as a tract of land being located 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 West 68th Street and east of future 8th Avenue).
6. **Hearing: Preliminary Plat No. 2014-09 – Proposed Austin Estates Sixth**
Application submitted by Miller & Associates for Aaron Broadfoot and Austin Broadfoot for the Preliminary Plat for Austin Estates Sixth Subdivision, Buffalo County, Nebraska, for property described as a tract of land being located 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 West 68th Street and east of future 8th Avenue).
FINAL ACTION
7. **Hearing: Final Plat No. 2014-09 – Proposed Austin Estates Sixth**
Application submitted by Miller & Associates for Aaron Broadfoot and Austin Broadfoot for the Final Plat for Austin Estates Sixth Subdivision, Buffalo County, Nebraska, for property described as a tract of land being located 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 West 68th Street and east of future 8th Avenue).
8. **Hearing: Conditional Use Permit No. 2014-04 – Verizon Wireless**
Application submitted by Verizon Wireless and Kearney Cinema, LLC for a Conditional Use Permit to locate a telecommunications facility on property zoned District M-1, Limited Industrial District and District C-2, Community Commercial District and described as Lot 1, Ess of Kay Addition, an addition to the City of Kearney, Buffalo County, Nebraska (220 3rd Avenue).

9. **Hearing: Revised Planned District Development Plan Approval No. 2007-13 - Cowpoke**
Application submitted by Duncan Theis Construction, Inc. for D & M Cowpoke, Inc., a Nebraska Corporation for Revised Planned District Development Plan Approval to construct a building addition and minor renovation on property zoned District C-2/PD, Community Commercial/Planned Development Overlay District and described as Lot 1, Elken Subdivision in Buffalo County, Nebraska (7310 2nd Avenue).
10. **Partial Vacation No. Prior to 1950-01 – Original Town of Kearney Junction**
Application submitted by Buffalo Surveying for Brigham Lofts, LLC and JWB, LLC to vacate Lots 535 thru 539, inclusive, and the south 20 feet of Lot 540, Original Town of Kearney Junction now the City of Kearney, Buffalo County, Nebraska (2001 and 2013 Avenue A).
11. **Hearing: Preliminary Plat No. 2014-10 Brigham and Pierce Addition**
Application submitted by Buffalo Surveying for Brigham Lofts, LLC and JWB, LLC for the Preliminary Plat for Brigham and Pierce Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as Lots 535 thru 539, inclusive, and the south 20 feet of Lot 540, Original Town of Kearney Junction now the City of Kearney, Buffalo County, Nebraska (2001 and 2013 Avenue A). ***FINAL ACTION***
12. **Hearing: Final Plat No. 2014-10 Brigham and Pierce Addition**
Application submitted by Buffalo Surveying for Brigham Lofts, LLC and JWB, LLC for the Final Plat for Brigham and Pierce Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as Lots 535 thru 539, inclusive, and the south 20 feet of Lot 540, Original Town of Kearney Junction now the City of Kearney, Buffalo County, Nebraska (2001 and 2013 Avenue A).
13. **Hearing: Land Use Map Amendment No. 2014-05 – Proposed Tacha Addition**
Application submitted by Buffalo Surveying for Lynn and Sandra Tacha for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Agriculture/Open to Mixed Use 2 property described as a tract of land being part of the South Half of the Southeast Quarter of Section 4, Township 8 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (1170 30th Avenue).
14. **Hearing: Rezoning No. 2014-09 – Proposed Tacha Addition**
Application submitted by Buffalo Surveying for Lynn and Sandra Tacha to rezone from District AG, Agricultural District to District C-3, General Commercial District property described as a tract of land being part of the South Half of the Southeast Quarter of Section 4, Township 8 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (1170 30th Avenue).
15. **Hearing: Preliminary Plat No. 2014-11 – Proposed Tacha Addition**
Application submitted by Buffalo Surveying for Lynn and Sandra Tacha for the Preliminary Plat for Tacha Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the South Half of the Southeast Quarter of Section 4, Township 8 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (1170 30th Avenue). ***FINAL ACTION***

16. Hearing: Final Plat No. 2014-11 – Proposed Tacha Addition

Application submitted by Buffalo Surveying for Lynn and Sandra Tacha for the Final Plat for Tacha Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the South Half of the Southeast Quarter of Section 4, Township 8 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (1170 30th Avenue).

17. Hearing: Annexation No. 2014-11 – Proposed Tacha Addition

Application submitted by Buffalo Surveying for Lynn and Sandra Tacha for the annexation of Tacha Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the South Half of the Southeast Quarter of Section 4, Township 8 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (1170 30th Avenue).

18. Extend Conditional Use Permit No. 2011-09

Extend/renew Conditional Use Permit No. 2011-09 granted to Werner Construction, Inc. and Kappas Enterprises, LLC to operate a construction batch plant on property described as Government Lots 1, 2, 3 and 4 in Section 9, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (east side of Cherry Avenue, north of Wastewater Treatment Plant).

19. Extend Conditional Use Permit No. 2011-10

Extend/renew Conditional Use Permit No. 2011-10 granted to Werner Construction, Inc. and Archview LLC to operate a gravel pit to provide aggregate for the Cherry Avenue Bypass and improvements to I-80 on property described as a tract of land being part of the Northeast Quarter, the East Half of the Northwest Quarter and Government Lots 3, 4, 5, 6, 7 and 12 in Section 8, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (west side of Cherry Avenue, north of Wastewater Treatment Plant).

20. Hearing: Code Amendment No. 2014-01 – Continued from the May 16, 2014 Planning Commission Meeting

Proposed amendments to Table 14-1 “Use Matrix of Chapter 14 “Zoning District Regulations” of the City Code to allow Retail Services (Medium) being permitted in District CBD, Kearney Center Mixed Use District and that planned development is required for Retail Services (Large) in District CBD, Kearney Center Mixed Use District; Section 28-102 “Site Development Regulations” to change the site area per housing unit, minimum lot area, maximum floor area ratio, the rear yard requirements, and the project size requiring a planned development in District CBD, Kearney Center Mixed Use District”; and Section 28-103 “Special regulations and Standards” providing the following: (1) all street facing building facades shall have a minimum transparency of 75 percent on the storefront or ground floor and a minimum transparency of 40 percent on upper floors; (2) simulated building stone is not an acceptable masonry material for street facing facades; (3) mechanical equipment shall not be visible from the street; and (4) roofs shall be flat, or slope concealed from street view by parapet cap, cornice or other measure.

21. Report/Comments from Board Members.

22. 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 robcunningham@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.