

PLANNING COMMISSION

AGENDA

City Council Chambers, 18 East 22nd Street

July 18, 2014

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held June 20, 2014.
4. **Partial Vacation No. Prior to 1950-01 – Original Town of Kearney Junction – Continued from the June 20, 2014 Planning Commission meeting**
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).
5. **Hearing: Preliminary Plat No. 2014-10 Brigham and Pierce Addition - Continued from the June 20, 2014 Planning Commission meeting**
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***
6. **Hearing: Final Plat No. 2014-10 Brigham and Pierce Addition - Continued from the June 20, 2014 Planning Commission meeting**
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).
7. **Hearing: Land Use Map Amendment No. 2014-05 – Proposed Tacha Addition - Continued from the June 20, 2014 Planning Commission meeting**
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).
8. **Hearing: Rezoning No. 2014-09 – Proposed Tacha Addition - Continued from the June 20, 2014 Planning Commission meeting**
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).

9. **Hearing: Preliminary Plat No. 2014-11 – Proposed Tacha Addition - Continued from the June 20, 2014 Planning Commission meeting**
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***
10. **Hearing: Final Plat No. 2014-11 – Proposed Tacha Addition - Continued from the June 20, 2014 Planning Commission meeting**
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).
11. **Hearing: Annexation No. 2014-11 – Proposed Tacha Addition - Continued from the June 20, 2014 Planning Commission meeting**
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).
12. **Utility Vacation No. 2014-01 – Big Boy Addition**
Application submitted by Big Boy, LLC to vacate the north five feet of the existing fifteen foot wide sanitary sewer and utility easement located along the south side of Lot 1 and the south side of Lot 3, Big Boy Addition, an addition to the City of Kearney, Buffalo County, Nebraska (South of South Railroad Street between Avenue A and Avenue B).
13. **Partial Vacation No. 1978-09 – Western Hills Subdivision**
Application submitted by Miller & Associates for Tracy and Jacqueline Burns to vacate Lot 12, Western Hills Subdivision, Buffalo County, Nebraska (southwest corner of 56th Street and 30th Avenue).
14. **Hearing: Rezoning No. 2014-10 – Proposed Western Hills Second Subdivision**
Application submitted by Miller & Associates for Tracy and Jacqueline Burns to rezone from District AG, Agricultural District to District RR-1, Rural Residential District (Rural Standards) property described as a tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 28, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (southwest corner of 56th Street and 30th Avenue).
15. **Hearing: Preliminary Plat No. 2014-12 – Proposed Western Hills Second Subdivision**
Application submitted by Miller & Associates for Tracy and Jacqueline Burns for the Preliminary Plat for Western Hills Second Subdivision, Buffalo County, Nebraska, for property described as a tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 28, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (southwest corner of 56th Street and 30th Avenue). ***FINAL ACTION***

- 16. Hearing: Final Plat No. 2014-12 – Proposed Western Hills Second Subdivision**
Application submitted by Miller & Associates for Tracy and Jacqueline Burns for the Final Plat for Western Hills Second Subdivision, Buffalo County, Nebraska, for the property described as a tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 28, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (southwest corner of 56th Street and 30th Avenue).
- 17. Hearing: Rezoning No. 2014-11 – Proposed TAAA Estates**
Application submitted by Miller & Associates for TAAA Lakes, LLC, a Nebraska Limited Liability Company, to rezone from District AG/PD, Agricultural/Planned Development Overlay District to District C-3, General Commercial District property described as a tract of land being part of Government Lot 9 and accretion thereto, the Southeast Quarter of the Northeast Quarter of Section 14, Township 8 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (west of Platte Road and 2nd Avenue).
- 18. Hearing: Preliminary Plat No. 2014-13 – Proposed TAAA Estates**
Application submitted by Miller & Associates for TAAA Lakes, LLC, a Nebraska Limited Liability Company, for the Preliminary Plat for TAAA Estates, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of Government Lot 9 and accretion thereto, the Southeast Quarter of the Northeast Quarter of Section 14, Township 8 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (west of Platte Road and 2nd Avenue). ***FINAL ACTION***
- 19. Hearing: Final Plat No. 2014-13 – Proposed TAAA Estates**
Application submitted by Miller & Associates for TAAA Lakes, LLC, a Nebraska Limited Liability Company, for the Final Plat for TAAA Estates, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of Government Lot 9 and accretion thereto, the Southeast Quarter of the Northeast Quarter of Section 14, Township 8 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (west of Platte Road and 2nd Avenue). Report/Comments from Board Members.
- 20. Hearing: Annexation No. 2014-13 – Proposed TAAA Estates**
Application submitted by Miller & Associates for TAAA Lakes, LLC, a Nebraska Limited Liability Company, for the annexation of TAAA Estates, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of Government Lot 9 and accretion thereto, the Southeast Quarter of the Northeast Quarter of Section 14, Township 8 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (west of Platte Road and 2nd Avenue).
- 21. Hearing: Land Use Map Amendment No. 2014-06 – Proposed Cherry Avenue Industrial Park**
Application submitted by Miller & Associates for Norris and Lori Marshall for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Agricultural Preserve to General Industrial property described as a tract of land being part of the Northwest Quarter of Section 33, Township 9 North, Range 15 West of 6th P.M., Buffalo County, Nebraska (southeast corner of Cherry Avenue and UPRR).
- 22. Hearing: Rezoning No. 2014-11 – Proposed Cherry Avenue Industrial Park**
Application submitted by Miller & Associates for Norris and Lori Marshall to rezone from District AG, Agricultural District to District M-1, Limited Industrial District property described as a tract of land being part of the Northwest Quarter of Section 33, Township 9 North, Range 15 West of 6th P.M., Buffalo County, Nebraska (southeast corner of Cherry Avenue and UPRR).

23. Hearing: Preliminary Plat No. 2014-14 – Proposed Cherry Avenue Industrial Park

Application submitted by Miller & Associates for Norris and Lori Marshall for the Preliminary Plat for Cherry Avenue Industrial Park, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Northwest Quarter of Section 33, Township 9 North, Range 15 West of 6th P.M., Buffalo County, Nebraska (southeast corner of Cherry Avenue and UPRR). ***FINAL ACTION***

24. Hearing: Final Plat No. 2014-14 – Proposed Cherry Avenue Industrial Park

Application submitted by Miller & Associates for Norris and Lori Marshall for the Final Plat for Cherry Avenue Industrial Park, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Northwest Quarter of Section 33, Township 9 North, Range 15 West of 6th P.M., Buffalo County, Nebraska (southeast corner of Cherry Avenue and UPRR).

25. Hearing: Annexation No. 2014-14 – Proposed Cherry Avenue Industrial Park

Application submitted by Miller & Associates for Norris and Lori Marshall for the annexation of Cherry Avenue Industrial Park, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Northwest Quarter of Section 33, Township 9 North, Range 15 West of 6th P.M., Buffalo County, Nebraska (southeast corner of Cherry Avenue and UPRR).

26. Partial Vacation No. 2001-10 – G & K Addition

Application submitted by Miller & Associates for BK Development, LLC, a Nebraska Limited Liability Company, to vacate Lot 1 and 2, Block 1, G & K Addition, an addition to the City of Kearney, Buffalo County, Nebraska.

27. Hearing: Land Use Map Amendment No. 2014-07 – Proposed Fuller and Daley First Addition

Application submitted by Miller & Associates for BK Development, LLC, a Nebraska Limited Liability Company, for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Business Park to Medium Density Residential property described as all of Lot 1 of Block 1 and part of Lot 2 of Block 1 (to be vacated), all in G & K Addition an addition to the City of Kearney, Buffalo County, Nebraska (north of 16th Street between 11th Avenue and 16th Avenue).

28. Hearing: Rezoning No. 2014-13 – Proposed Fuller and Daley First Addition

Application submitted by Miller & Associates for BK Development, LLC, a Nebraska Limited Liability Company, to rezone from District M-1, Limited Industrial District to District R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District and District M-1, Limited Industrial/Planned Development Overlay District property described as all of Lot 1 of Block 1 and part of Lot 2 of Block 1 (to be vacated), all in G & K Addition an addition to the City of Kearney, Buffalo County, Nebraska (north of 16th Street between 11th Avenue and 16th Avenue).

29. Hearing: Preliminary Plat No. 2014-15 – Proposed Fuller and Daley First Addition

Application submitted by Miller & Associates for BK Development, LLC, a Nebraska Limited Liability Company, for the Preliminary Plat for Fuller and Daley First Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as all of Lot 1 of Block 1 and part of Lot 2 of Block 1 (to be vacated), all in G & K Addition an addition to the City of Kearney, Buffalo County, Nebraska (north of 16th Street between 11th Avenue and 16th Avenue). ***FINAL ACTION***

30. Hearing: Final Plat No. 2014-15 – Proposed Fuller and Daley First Addition

Application submitted by Miller & Associates for BK Development, LLC, a Nebraska Limited Liability Company, for the Final Plat for Fuller and Daley First Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as all of Lot 1 of Block 1 and part of Lot 2 of Block 1 (to be vacated), all in G & K Addition an addition to the City of Kearney, Buffalo County, Nebraska (north of 16th Street between 11th Avenue and 16th Avenue).

31. Hearing: Planned District Development Plan Approval No. 2014-13 – Proposed Fuller and Daley First Addition

Application submitted by Miller & Associates for BK Development, LLC, a Nebraska Limited Liability Company, for Planned District Development Plan Approval for construction of a duplex and a tri-plex on property to be zoned R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District property described as all of Lot 1 of Block 1 and part of Lot 2 of Block 1 (to be vacated), all in G & K Addition an addition to the City of Kearney, Buffalo County, Nebraska (north of 16th Street between 11th Avenue and 16th Avenue).

32. PRESENTATION OF CAPITAL EXPENDITURES

Presentation by City of Kearney Administration of the 2014-2015 Capital Expenditures for the City of Kearney Budget.

33. 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 38 th 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 30 th 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 46 th 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