

PLANNING COMMISSION

AGENDA

City Council Chambers, 18 East 22nd Street

January 16, 2015

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held December 19, 2014.
4. **Hearing: Land Use Map Amendment No. 2014-08 – Codner Subdivision**
Application submitted by Douglas and Heather Brummels for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Low Density Residential to Mixed Density Residential property described as Lots 3, 4 and 5, Codner Subdivision, a subdivision to the City of Kearney, Buffalo County, Nebraska, TOGETHER WITH the vacated south 180.75 feet of Avenue L abutting Lots 3 and 5, Codner Subdivision, and abutting part of Lot 3 and all of Lots 4, 5 and 6, Warwick Place, AND TOGETHER WITH the vacated north 7 feet of 15th Street abutting Avenue L on the south (north of 15th Street and west of Avenue M).
5. **Hearing: Rezoning No. 2014-21 – Codner Subdivision**
Application submitted by Douglas and Heather Brummels to rezone from District R-1, Urban Residential Single-Family District (Low Density) to District R-2, Urban Residential Mixed-Density District property described as Lots 3, 4 and 5, Codner Subdivision, a subdivision to the City of Kearney, Buffalo County, Nebraska, TOGETHER WITH the vacated south 180.75 feet of Avenue L abutting Lots 3 and 5, Codner Subdivision, and abutting part of Lot 3 and all of Lots 4, 5 and 6, Warwick Place, AND TOGETHER WITH the vacated north 7 feet of 15th Street abutting Avenue L on the south (north of 15th Street and west of Avenue M).
6. **Hearing: Conditional Use Permit No. 2014-07**
Application submitted by Kappas Enterprises and Werner Construction, Inc. for a Conditional Use Permit to operate a gravel pit to produce aggregate for the Cherry Avenue Bypass project (Phases 2 and 3) and improvements to area roads on property zoned District AG, Agricultural District and described as being part of Government Lots 1, 2, 3 and 4 in Section 9, Township 8 North, Range 15 West of the 6th P.M., all in Buffalo County, Nebraska (east of Cherry Avenue ¾ mile north of the bypass).

7. **Street Vacation No. 2014-01 – Continued from the December 19, 2014 Planning Commission Meeting**
Application submitted by Buffalo Surveying for Starostka Group Unlimited, Inc. to vacate all of Camelot Way, a street in the City of Kearney, Buffalo County, Nebraska located west of the west line of Country Club Lane, a street in the City of Kearney, Nebraska and abutting Lot 3, Block 2, Regency Park Addition, an addition to the City of Kearney, Buffalo County, Nebraska (west of Country Club Lane and north of 31st Street).
8. **Hearing: Rezoning No. 2014-19 – Proposed Country Club Valley Estates – Continued from the December 19, 2014 Planning Commission Meeting**
Application submitted by Buffalo Surveying for Starostka Group Unlimited, Inc. to rezone from District AG, Agricultural District to District R-1, Urban Residential Single-Family District (Low Density) property described as a tract of land being part of the Southeast Quarter of the Northwest Quarter of Section 34, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (west of Country Club Lane and north of 31st Street).
9. **Hearing: Preliminary Plat No. 2014-20 – Country Club Valley Estates – Continued from the December 19, 2014 Planning Commission Meeting**
Application submitted by Buffalo Surveying for Starostka Group Unlimited, Inc. for the Preliminary Plat for Country Club Valley Estates, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Southeast Quarter of the Northwest Quarter of Section 34, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (west of Country Club Lane and north of 31st Street). ***FINAL ACTION***
10. **Hearing: Final Plat No. 2014-20 – Country Club Valley Estates – Continued from the December 19, 2014 Planning Commission Meeting**
Application submitted by Buffalo Surveying for Starostka Group Unlimited, Inc. for the Final Plat for Country Club Valley Estates, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Southeast Quarter of the Northwest Quarter of Section 34, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (west of Country Club Lane and north of 31st Street).
11. **Hearing: Annexation No. 2014-20 – Country Club Valley Estates – Continued from the December 19, 2014 Planning Commission Meeting**
Application submitted by Buffalo Surveying for Starostka Group Unlimited, Inc. for the annexation of Country Club Valley Estates, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Southeast Quarter of the Northwest Quarter of Section 34, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (west of Country Club Lane and north of 31st Street).

12. Partial Vacation No. 2007-18 Stoneridge Eighth Addition

Application submitted by Buffalo Surveying for NP Land Development, Inc. and Paul and Jaunita Koerner to vacate Lot 14 of Block 2, Stoneridge Eighth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (5708 Avenue I).

13. Hearing: Preliminary Plat No. 2014-22 – Stoneridge Ninth Addition

Application submitted by Buffalo Surveying for NP Land Development, Inc. and Paul and Jaunita Koerner for the Preliminary Plat for Stoneridge Ninth 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 24, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska and Lot 14 of Block Two (to be vacated), Stoneridge Eighth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (5708 Avenue I). ***FINAL ACTION***

14. Hearing: Final Plat No. 2014-22 – Stoneridge Ninth Addition

Application submitted by Buffalo Surveying for NP Land Development, Inc. and Paul and Jaunita Koerner for the Final Plat for Stoneridge Ninth 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 24, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska and Lot 14 of Block Two (to be vacated), Stoneridge Eighth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (5708 Avenue I).

15. Partial Vacation No. 2012-12 – Fountain Hills Fifth Addition

Application submitted by Miller & Associates for Grand West LLC, a Nebraska Limited Liability Company to vacate a 10 foot wide strip of land being part of Outlot A, abutting the west line of Lot 1 and the east and west line of Lot 9, Block 6, and a 10 foot wide strip of land being part of Outlot A, abutting the west line of Lot 6 and the east line of Lot 7, Block 8, Fountain Hills Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (south of 14th Avenue Place and 16th Avenue Place).

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

Application submitted by Miller & Associates for BK Development, LLC, a Nebraska Limited Liability Company to vacate tract of land being part of the Northeast Quarter of the Southwest Quarter of Section 2, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (north of 16th Street between 11th Avenue and 13th Avenue).

17. Hearing: Preliminary Plat No. 2014-15 – 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 a tract of land being part of the Northeast Quarter of the Southwest Quarter of Section 2, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (north of 16th Street between 11th Avenue and 13th Avenue). ***FINAL ACTION***

18. Hearing: Final Plat No. 2014-15 – 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 a tract of land being part of the Northeast Quarter of the Southwest Quarter of Section 2, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (north of 16th Street between 11th Avenue and 13th Avenue).

19. Report/Comments from Board Members.

20. 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 Jack McSweeney 2712 Central Avenue Kearney, NE 68847 234-5550 jack@century21midlands.com
Board Member Paul Fredrickson 914 Avenue D Kearney, NE 68847 236-5928 fastfreddy@fredconst.com	Board Member Jim McKeon 711 13th Avenue Kearney, NE 68845 236-2223 jlmckeo@nppd.com	Board Member John Lowe 3 Wilderness Way Kearney, NE 68847 440-3709 jslowe4@gmail.com
Board Member Jason Peck 910 East 30th Drive Kearney, NE 68847 627-3568 jason.peck2417@gmail.com	Board Member Ed Berglund 212 East 46th Street Kearney, NE 68847 627-6012 edthky@yahoo.com	Board Member Tami Moore 704 10th Avenue Kearney, NE 68845 440-6992 mooretj@unk.edu

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