

PLANNING COMMISSION

AGENDA

City Council Chambers, 18 East 22nd Street

February 20, 2015

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held January 16, 2015.
4. **Hearing: Conditional Use Permit No. 2015-01**
Application submitted by Siel Construction Inc. and Miracle Farms Inc. for a Conditional Use Permit to operate a borrow pit on property zoned District AG, Agricultural District and described as the Northwest Quarter of Section 17, Township 9 North, Range 15 West of the 6th P.M., all in Buffalo County, Nebraska (northeast corner of Antelope Avenue and 78th Street).
5. **Hearing: Conditional Use Permit No. 2015-02**
Application submitted by Siel Construction Inc. and Thad, Allan and Patrica Deets for a Conditional Use Permit to operate a borrow pit on property zoned District AG, Agricultural District and described as part of the Southwest Quarter of Section 13, Township 9 North, Range 16 West of the 6th P.M., all in Buffalo County, Nebraska (2,400 feet east of Glenwood Corner and 1,600 feet south of 78th Street).
6. **Hearing: Rezoning No. 2015-01**
Application submitted by JP Builders and CNS Ventures, LLC to rezone from District R-1, Urban Residential Single-Family District (Low Density) to District C-O, Office District property described as Lots 15, 16 and 17, Kecks Subdivision to the City of Kearney, Buffalo County, Nebraska (12 East 35th Street).
7. **Hearing: Street Vacation No. 2014-01 – Continued from the December 19, 2014 and January 16, 2015 Planning Commission Meetings**
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 and January 16, 2015 Planning Commission Meetings**

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 and January 16, 2015 Planning Commission Meetings

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 and January 16, 2015 Planning Commission Meetings

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 – Continued from the December 19, 2014 and January 16, 2015 Planning Commission Meetings

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. Hearing: Land Use Map Amendment No. 2015-01

Application submitted by Trenton Snow for the Estate of Paul Otto for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Agricultural Open to Rural Estates property described as a tract of land being part of Government Lot 1 in Section 9, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (4420 West 11th Street).

13. Hearing: Rezoning No. 2015-02

Application submitted by Trenton Snow for the Estate of Paul Otto 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 Government Lot 1 in

Section 9, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (4420 West 11th Street).

14. Hearing: Preliminary Plat No. 2015-01 – Paul Otto Subdivision

Application submitted by Trenton Snow for the Estate of Paul Otto for the Preliminary Plat for Paul Otto Subdivision of Buffalo County, Nebraska, for property described as a tract of land being part of Government Lot 1 in Section 9, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (corner of 11th Street and 46th Avenue). ***FINAL ACTION***

15. Hearing: Final Plat No. 2015-01 – Paul Otto Subdivision

Application submitted by Trenton Snow for the Estate of Paul Otto for the Final Plat for Paul Otto Subdivision of Buffalo County, Nebraska, for property described as a tract of land being part of Government Lot 1 in Section 9, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (corner of 11th Street and 46th Avenue).

16. Hearing: Conditional Use Permit No. 2015-03

Application submitted by Broadfoot Sand & Gravel and YB Investments, LLC for a Conditional Use Permit to operate a borrow pit on property zoned District AG, Agricultural District and described as part of the Northwest Quarter of Section 18, Township 8 North, Range 15 West of the 6th P.M., all in Buffalo County, Nebraska (1419 East 1st Street South).

17. Partial Vacation No. 2008-07 and 2010-03

Application submitted by Miller & Associates for First Baptist Church and DT Development, Inc. to vacate part of Lot 1, of Spruce Hollow Estates Fourth Addition, all of Lots 1 and 2, of Block 4, Spruce Hollow Estates Fifth Addition, additions to the City of Kearney, Buffalo County, Nebraska and an easement being part of Lot 1, of Spruce Hollow Estates Fourth Addition, part of Lots 1 and 2, of Block 4, Spruce Hollow Estates Fifth Addition, additions to the City of Kearney, Buffalo County, Nebraska (east of 11th Avenue between West 57th Street Place and west of 58th Street).

18. Hearing: Rezoning No. 2014-16

Application submitted by Miller & Associates for First Baptist Church to rezone from District R-1, Urban Residential Single-Family District (Low Density) and District R-2, Urban Residential Mixed-Density District to District R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District property described as a tract of land being part of Lot 1, Spruce Hollow Estates Fourth Addition to the City of Kearney, Buffalo County, Nebraska (1017 West 57th Street Place).

19. Hearing: Preliminary Plat No. 2014-17 – Spruce Hollow Estates Sixth Addition

Application submitted by Miller & Associates for DT Development, Inc. for the Preliminary Plat for Spruce Hollow Estates Sixth 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 Section 23, Township 9 North, Range 16 West of

the 6th P.M., Buffalo County, Nebraska (east of 11th Avenue between West 57th Street Place and West 58th Street). ***FINAL ACTION***

20. Hearing: Final Plat No. 2014-17 – Spruce Hollow Estates Sixth Addition

Application submitted by Miller & Associates for DT Development, Inc. for the Final Plat for Spruce Hollow Estates Sixth 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 Section 23, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (east of 11th Avenue between West 57th Street Place and West 58th Street).

21. Hearing: Planned District Development Plan Approval No. 2014-16

Application submitted by Miller & Associates for DT Development, Inc. for Planned District Development Plan Approval to construct 13 single family condominium dwelling units on property to be zoned R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District and described as a tract of land being part of the Southwest Quarter of Section 23, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (east of 11th Avenue between West 57th Street Place and west of 58th Street).

22. Hearing: Land Use Map Amendment No. 2015-02

Application submitted by Miller & Associates for Fred Hammer, Trustee of the Fred Hammer Living Trust for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Medium Density Residential and Mixed Use 3 to Mixed Density Residential property described as a tract of land being part of the West Half of the Northwest Quarter of the Northeast Quarter, and part of Government Lot 3 and accretions abutting said Lot 3, all in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (9th Avenue between 4th Street and 10th Street).

23. Hearing: Rezoning No. 2015-03

Application submitted by Miller & Associates for Fred Hammer, Trustee of the Fred Hammer Living Trust to rezone from District R-1, Urban Residential Single-Family District (Low Density) to District R-2, Urban Residential Mixed-Density District and to District MU, Mixed Use District property described as a tract of land being part of the West Half of the Northwest Quarter of the Northeast Quarter, and part of Government Lot 3 and accretions abutting said Lot 3, all in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (9th Avenue between 4th Street and 10th Street).

24. Hearing: Preliminary Plat No. 2015-02 – Fox Creek

Application submitted by Miller & Associates for Fred Hammer, Trustee of the Fred Hammer Living Trust for the Preliminary Plat for Fox Creek, an Addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the West Half of the Northwest Quarter of the Northeast Quarter, and part of Government Lot 3 and accretions abutting said Lot 3, all in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (9th Avenue between 4th Street and 10th Street). ***FINAL ACTION***

25. Hearing: Final Plat No. 2015-02 – Fox Creek

Application submitted by Miller & Associates for Fred Hammer, Trustee of the Fred Hammer Living Trust for the Final Plat for Fox Creek, an Addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the West Half of the Northwest Quarter of the Northeast Quarter, and part of Government Lot 3 and accretions abutting said Lot 3, all in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (9th Avenue between 4th Street and 10th Street).

26. Hearing: Annexation No. 2015-02 – Fox Creek

Application submitted by Miller & Associates for Fred Hammer, Trustee of the Fred Hammer Living Trust for the annexation of Fox Creek, an Addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the West Half of the Northwest Quarter of the Northeast Quarter, and part of Government Lot 3 and accretions abutting said Lot 3, all in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (9th Avenue between 4th Street and 10th Street).

27. Report/Comments from Board Members.

28. 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