

PLANNING COMMISSION

AGENDA

City Council Chambers, 18 East 22nd Street

April 17, 2015

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held March 20, 2015.
4. **Hearing: Conditional Use Permit No. 2014-07**
Application submitted by Kappas Enterprises and Werner Construction, Inc. to amend Conditional Use Permit No. 2014-07 to include the operation of a construction batch plant for the Cherry Avenue Bypass project (Phases 2 and 3) 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).
5. **Street Vacation No. 2015-02**
Application submitted by Buffalo County, Nebraska to vacate the east 15 feet of 1st Avenue from the north line of 14th Street to the north line of 15th Street abutting Lots 1512, 1513, 1514, 1515, 1516 and 1517 on the west and also the east 15 feet of 1st Avenue abutting that part of vacated 15th Street on the west between Lots 1464 and 1517 on the south, if extended westerly AND the alley abutting Lots 1510, 1511, 1512 and 1513, all in Original Town of Kearney Junction, now the City of Kearney Buffalo County, Nebraska (between 14th Street and 15th Street and 1st Avenue and Central Avenue).
6. **Hearing: Planned District Development Plan Approval No. 1976-10**
Application submitted by Hope Evangelical Free Church for Planned District Development Plan Approval to construct a classroom and office addition on property zoned M-1/PD, Limited Industrial/Planned Development Overlay District and described as Lots 155, 156, 157, together with the vacated east 17 feet of Avenue C, and together with the vacated north half of 9th Street, all in South Kearney Addition to the City of Kearney, Buffalo County, Nebraska (907 Avenue C).
7. **Hearing: Land Use Map Amendment No. 2015-03 – Eastbrooke Fifteenth**
Application submitted by Buffalo Surveying for Camron, Inc. for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Mixed Use 1 and Medium Density Residential to Low Density Residential property described as a tract of land being part of the East Half of the Southwest Quarter of Section 19, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (east and north of Eastbrooke Drive and 58th Street).

8. Hearing: Rezoning No. 2015-07 – Eastbrooke Fifteenth

Application submitted by Buffalo Surveying for Camron, 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 East Half of the Southwest Quarter of Section 19, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (east and north of Eastbrooke Drive and 58th Street).

9. Hearing: Final Plat No. 2015-06 – Eastbrooke Fifteenth

Application submitted by Buffalo Surveying for Camron, Inc. for the Final Plat for Eastbrooke Fifteenth, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the East Half of the Southwest Quarter of Section 19, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (east and north of Eastbrooke Drive and 58th Street).

10. Hearing: Annexation No. 2015-06 – Eastbrooke Fifteenth

Application submitted by Buffalo Surveying for Camron, Inc. for the annexation of Eastbrooke Fifteenth, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the East Half of the Southwest Quarter of Section 19, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (east and north of Eastbrooke Drive and 58th Street).

11. Partial Vacation No. 2012-18 – Younes Center Addition

Application submitted by Miller & Associates for Paul and Linda Younes to vacate the north 10 feet, except the west 5 feet, of Lot 2, of Younes Center Addition, an Addition to the City of Kearney, Buffalo County, Nebraska (250 feet north of Talmadge Street, west of 4th Avenue).

12. Partial Vacation No. 2013-12 – Marlatt Addition

Application submitted by Miller & Associates for Kearney Area Habitat for Humanity, Inc. to vacate Lots 1 through 10, Block 3, together with the west 5 feet, except the south 10 feet of Lot 4, Block 3 of Marlatt Addition, an Addition to the City of Kearney, Buffalo County, Nebraska (east of Avenue M, south of 17th Street).

13. Hearing: Preliminary Plat No. 2015-07 – Marlatt Second Addition

Application submitted by Miller & Associates for Kearney Area Habitat for Humanity Inc. for the Preliminary Plat for Marlatt Second Addition, 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 the Southwest Quarter of Section 6, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, formerly known as Lots 1 through 10 inclusive, (now vacated) of Block Three, Marlatt Addition, an addition to the City of Kearney, Buffalo County, Nebraska (east of Avenue M and south of 17th Street). ***FINAL ACTION***

14. Hearing: Final Plat No. 2015-07 – Marlatt Second Addition

Application submitted by Miller & Associates for Kearney Area Habitat for Humanity Inc. for the Final Plat for Marlatt Second Addition, 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 the Southwest Quarter of Section 6, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, formerly known as Lots 1 through

10 inclusive, (now vacated) of Block Three, Marlatt Addition, an addition to the City of Kearney, Buffalo County, Nebraska (east of Avenue M and south of 17th Street).

15. Partial Vacation No. 2009-19A

Application submitted by Kearney Properties, LLC to vacate the east 370 feet of the west 505 feet of the south 10 feet AND the east 370 feet of the west 505 feet of the north 10 feet of the south 20 feet of Lot 1, Block 3, Western Nebraska Property Development Addition, an addition to the City of Kearney, Buffalo County, Nebraska. (950 feet south of 10th Street and west of 22nd Avenue).

16. Hearing: Revised Planned District Development Plan Approval No. 2013-24

Application submitted by Kearney Properties, LLC for Revised Planned District Development Plan Approval to construct a hospital expansion and maintenance building on property zoned C-O/PD, Office/Planned Development Overlay District and described as Lot 1, Block 3, Western Nebraska Property Development Addition, and Lot 1, Western Nebraska Property Development Second, both additions to the City of Kearney, Buffalo County, Nebraska (950 feet south of 10th Street and west of 22nd Avenue).

17. Comprehensive Plan

Discuss the Future Land Use Map of the City of Kearney Comprehensive Development Plan.

18. Report/Comments from Board Members.

19. Adjournment.

Chairman James Ganz, Jr. 22 Hillcrest Drive Kearney, NE 68845 237-5146 iganzjr@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