

PLANNING COMMISSION

AGENDA

City Council Chambers, 18 East 22nd Street

August 21, 2015

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held July 17, 2015.
4. **Hearing: Rezoning No. 2015-14 – Kearney Federal Credit Union**
Application submitted by Kearney Federal Credit Union to rezone from District R-2, Urban Residential Mixed-Density District to District UC, Mixed Use Urban Corridor District property described as Lot 414, Southwest Quarter School Section Addition to the City of Kearney, Buffalo County, Nebraska (109-111 West 29th Street).
5. **Hearing: Land Use Map Amendment No. 2015-07 – Henthorn’s Subdivision**
Application submitted by Sorensen Construction Company, Inc. and Christopher, Kirby and Mark Andersen for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Mixed Density Residential to Light Industrial property described as Lots 3, 4, 9, 10, Henthorn’s Subdivision to the City of Kearney, Buffalo County, Nebraska (1813 Avenue K).
6. **Hearing: Rezoning No. 2015-15 – Henthorn’s Subdivision**
Application submitted by Sorensen Construction Company, Inc. and Christopher, Kirby and Mark Andersen to rezone from District R-2, Urban Residential Mixed-Density to District M-1, Limited Industrial District property described as Lots 3, 4, 9, 10, Henthorn’s Subdivision to the City of Kearney, Buffalo County, Nebraska (1813 Avenue K).
7. **Hearing: Rezoning No. 2015-16 – Proposed Lund Subdivision**
Application submitted by Trenton Snow for Betty Lund Trustee under the Betty Lund Living Trust Agreement 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 South Half of the South Half of the Southwest Quarter of Section 14, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (7265 17th Avenue).

8. **Hearing: Preliminary Plat No. 2015-12 Proposed Lund Subdivision**
Application submitted by Trenton Snow for Betty Lund Trustee under the Betty Lund Living Trust Agreement and Myron and Lola Fougeron for the Preliminary Plat for Lund Subdivision of Buffalo County, Nebraska, for property described as a tract of land being part of the South Half of the South Half of the Southwest Quarter of Section 14, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (7265 17th Avenue). ***FINAL ACTION***
9. **Hearing: Final Plat No. 2015-12 Proposed Lund Subdivision**
Application submitted by Trenton Snow for Betty Lund Trustee under the Betty Lund Living Trust Agreement and Myron and Lola Fougeron for the Final Plat for Lund Subdivision of Buffalo County, Nebraska, for property described as a tract of land being part of the South Half of the South Half of the Southwest Quarter of Section 14, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (7265 17th Avenue).
10. **Hearing: Rezoning No. 2015-17 – Paul and Linda Younes**
Application submitted by Miller & Associates for Paul and Linda Younes to rezone from District MU, Mixed Use District to District C-2, Community Commercial District property described as a tract of land being part of Government Lot 6, part of Government Lot 9 and accretions located in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (adjacent to the north side of Talmadge Street south of Turkey Creek).
11. **Partial Vacation No. 2001-10 – G & K Addition**
Application submitted by Miller & Associates for BK Development, LLC to vacate property described as a tract of land being a part of Lot 1 and all of Lot 2 of Block 1, G & K Addition, an addition to the City of Kearney, Buffalo County, Nebraska (north of 16th Street between 11th Avenue and 16th Avenue).
12. **Hearing: Land Use Map Amendment No. 2015-08 – Proposed Fuller and Daley Second Addition**
Application submitted by Miller & Associates for BK Development, LLC 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 part of Lot 1 and part of Lot 2 of Block One, G & K Addition, an addition to the City of Kearney, Buffalo County, Nebraska (north of 16th Street between 11th Avenue and 16th Avenue).
13. **Hearing: Rezoning No. 2015-18 – Proposed Fuller and Daley Second Addition**
Application submitted by Miller & Associates for BK Development, LLC 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/PD, Limited Industrial/Planned Development Overlay District property described as part of Lot 1 and part of Lot 2 of Block One, G & K Addition, an addition to the City of Kearney, Buffalo County, Nebraska (north of 16th Street between 11th Avenue and 16th Avenue).

14. **Hearing: Preliminary Plat No. 2015-13 – Proposed Fuller and Daley Second Addition**
Application submitted by Miller & Associates for BK Development, LLC for the Preliminary Plat for Fuller and Daley Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as part of vacated Lot 1, all of vacated Lot 2 of Block One and vacated 16th Street adjacent to said Lot 2, G & K Addition to the City of Kearney and located in the Northwest Quarter of the Southwest Quarter and 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 16th Avenue). ***FINAL ACTION***
15. **Hearing: Final Plat No. 2015-13 – Proposed Fuller and Daley Second Addition**
Application submitted by Miller & Associates for BK Development, LLC for the Final Plat for Fuller and Daley Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as part of vacated Lot 1, all of vacated Lot 2 of Block One and vacated 16th Street adjacent to said Lot 2, G & K Addition to the City of Kearney and located in the Northwest Quarter of the Southwest Quarter and 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 16th Avenue).
16. **Hearing: Planned District Development Plan Approval No. 2015-18 – Proposed Fuller and Daley Second Addition**
Application submitted by Miller & Associates for BK Development, LLC for Planned District Development Plan Approval for the construction of multi-family development on property to be zoned District R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District and described as part of vacated Lot 1 and part of vacated Lot 2 of Block One, G & K Addition, an addition to the City of Kearney, Buffalo County, Nebraska, Buffalo County, Nebraska (north of 16th Street between 11th Avenue and 16th Avenue).
17. **Partial Vacation No. 2006-22 – Heiden Second Subdivision**
Application submitted by Buffalo Surveying for Marlin and Cheryl Heiden, Co-Trustees to vacate Lot 1, Block 1, Heiden Second Subdivision, a subdivision being part of the East Half of the Northeast Quarter of Section 23, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (north and west of 6640 2nd Avenue and includes 6830 2nd Avenue).
18. **Hearing: Rezoning No. 2015-19 – Proposed Heiden Third Subdivision**
Application submitted by Buffalo Surveying for Marlin and Cheryl Heiden, Co-Trustees to rezone from District AG, Agricultural District to District RR-2, Rural Residential District (Intermediate Standards) property described as a tract of land being part of the East Half of the Northeast Quarter of Section 23, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (north and west of 6640 2nd Avenue and includes 6830 2nd Avenue).

- 19. **Hearing: Preliminary Plat No. 2015-14 – Proposed Heiden Third Subdivision**
Application submitted by Buffalo Surveying for Marlin and Cheryl Heiden, Co-Trustees for the Preliminary Plat for Heiden Third Subdivision of Buffalo County, Nebraska, for property described as a tract of land being part of the East Half of the Northeast Quarter of Section 23, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (north and west of 6640 2nd Avenue and includes 6830 2nd Avenue). ***FINAL ACTION***

- 20. **Hearing: Final Plat No. 2015-14 – Proposed Heiden Third Subdivision**
Application submitted by Buffalo Surveying for Marlin and Cheryl Heiden, Co-Trustees for the Final Plat for Heiden Third Subdivision of Buffalo County, Nebraska, for property described as a tract of land being part of the East Half of the Northeast Quarter of Section 23, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (north and west of 6640 2nd Avenue and includes 6830 2nd Avenue).

- 21. **Hearing: Code Amendment No. 2015-01**
Proposed amendment to Section 13-109 “Industrial Use Types of Chapter 13 “Use Types” to delete “Therapeutic Riding and add it to Section 13-111 “Miscellaneous Use Types” of Chapter 13 “Use Types, Table 14-1 “Use Matrix” of Chapter 14 “Zoning District Regulations” of the City Code to allow Alternative Energy Production Devices under Miscellaneous Uses and they will be permitted in District AG, Agricultural District; District BP, Business Park District; District M-1, Limited Industrial District; and District M-2, General Industrial District.

- 22. **ELECTION OF OFFICERS**

- 23. Report/Comments from Board Members.

- 24. Adjournment.

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| 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 Justin Wolf 203 East 53 rd Street Place Kearney, NE 68847 627-3204 justinwolf@outlook.com | Board Member Ed Berglund 212 East 46 th Street Kearney, NE 68847 627-6012 edthky@yahoo.com | Board Member Tami Moore 704 10 th 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