

# **PLANNING COMMISSION**

## **AGENDA**

**City Council Chambers, 18 East 22nd Street**

**February 19, 2016**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held January 15, 2016.
4. **Hearing: Preliminary Plat No. 2016-01 – Johnson Commercial Third Addition**  
Application submitted by Buffalo Surveying for Marlo Johnson for the Preliminary Plat for Johnson Commercial Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of Government Lot 7 located in Fractional Section 13, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (850 feet east of the intersection of Central Avenue and East 1st Street). **\*FINAL ACTION\***
5. **Hearing: Final Plat No. 2016-01 – Johnson Commercial Third Addition**  
Application submitted by Buffalo Surveying for Marlo Johnson for the Final Plat for Johnson Commercial Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of Government Lot 7 located in Fractional Section 13, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (850 feet east of the intersection of Central Avenue and East 1st Street).
6. **Hearing: Land Use Amendment No. 2016-01 – Hartman & Drydens Subdivision**  
Application submitted by Buffalo Surveying for Scott and Theresa Sweet for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from High Density Residential to Mixed Use 2 property described as Lots 7 and 8, Hartman & Drydens Subdivision to the City of Kearney, Buffalo County, Nebraska (south of 2718 Avenue N and north NPPD's power substation).
7. **Hearing: Rezoning No. 2016-01 – Hartman & Drydens Subdivision**  
Application submitted by Buffalo Surveying for Scott and Theresa Sweet to rezone from District M-1, Limited Industrial District to District C-3/PD, General Commercial/Planned Development Overlay District property described as Lots 7 and 8, Hartman & Drydens Subdivision to the City of Kearney, Buffalo County, Nebraska (south of 2718 Avenue N and north NPPD's power substation).
8. **Hearing: Planned District Development Plan Approval No. 2016-01**  
Application submitted by Brungardt Engineering for Scott and Theresa Sweet for Planned District Development Plan Approval for the construction of a coffee shop on property to be zoned District C-3/PD, General Commercial/Planned Development Overlay District and described as Lots 7 and 8, Hartman & Drydens Subdivision to the City of Kearney, Buffalo County, Nebraska (south of 2718 Avenue N and north NPPD's power substation).

**9. Hearing: Preliminary Plat No. 2016-02 – Whispering Pines**

Application submitted by Miller & Associates for Custer Federal Bank for the Preliminary Plat for Whispering Pines, 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 Northwest Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (southeast corner of 56th Street and Avenue N). **\*FINAL ACTION\***

**10. Hearing: Final Plat No. 2016-02 – Whispering Pines**

Application submitted by Miller & Associates for Custer Federal Bank for the Final Plat for Whispering Pines, 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 Northwest Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (southeast corner of 56th Street and Avenue N).

**11. Hearing: Annexation No. 2016-02 – Whispering Pines**

Application submitted by Miller & Associates for Custer Federal Bank for the annexation of Whispering Pines, 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 Northwest Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (southeast corner of 56th Street and Avenue N).

**12. Hearing: Rezoning No. 2016-02 – Ingalls Crossing Third Addition**

Application submitted by Tom McCarty for Roberta Corrigan Trust-Roberta Corrigan Farms to rezone from District MU, Mixed Use District to District C-2, Community Commercial District property described as Lot 1 of Block 1, Ingalls Crossing Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska (east of 2nd Avenue and south of 65th Street).

13. Kearney Comprehensive Plan presentation by JEO Consulting Group.

14. Report/Comments from Board Members.

15. Adjournment.

Chairman James Ganz, Jr. 22 Hillcrest Drive Kearney, NE 68845 237-5146 <a href="mailto:jganzjr@frontiernet.net">jganzjr@frontiernet.net</a>	Vice-Chairman Stan Dart 2410 65th Avenue Place Kearney, NE 68845 234-1616 <a href="mailto:msdart@charter.net">msdart@charter.net</a>	Board Member Jack McSweeney 2712 Central Avenue Kearney, NE 68847 234-5550 <a href="mailto:jack@century21midlands.com">jack@century21midlands.com</a>
Board Member Paul Fredrickson 914 Avenue D Kearney, NE 68847 236-5928 <a href="mailto:fastfreddy@fredconst.com">fastfreddy@fredconst.com</a>	Board Member Jim McKeon 711 13th Avenue Kearney, NE 68845 236-2223 <a href="mailto:jlmckeo@nppd.com">jlmckeo@nppd.com</a>	Board Member John Lowe 3 Wilderness Way Kearney, NE 68847 440-3709 <a href="mailto:jslowe4@gmail.com">jslowe4@gmail.com</a>
Board Member Justin Wolf 203 East 53rd Street Place Kearney, NE 68847 627-3204 <a href="mailto:justinwolf@outlook.com">justinwolf@outlook.com</a>	Board Member Ed Berglund 212 East 46th Street Kearney, NE 68847 627-6012 <a href="mailto:edthky@yahoo.com">edthky@yahoo.com</a>	Board Member Tami Moore 704 10th Avenue Kearney, NE 68845 440-6992 <a href="mailto:mooretj@unk.edu">mooretj@unk.edu</a>