

# **PLANNING COMMISSION**

## **AGENDA**

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

**April 15, 2016**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held March 18, 2016.
4. **Appeal of Site Plan Appeal No. 2016-01 – 825 East 25th Street**  
Consider the appeal submitted by Tim O'Brien on the review and evaluation of site development features by Administration for property zoned District C-3, General Commercial District and described as Lots 1 and 2, Melton Addition, an addition to the City of Kearney, Buffalo County, Nebraska as it pertains to minimum bufferyard to be provided adjacent to residential uses (825 East 25th Street).
5. **Hearing: Rezoning No. 2016-04 – 3720 2nd Avenue**  
Application submitted by Brungardt Engineering for Barney Building & Land Company to rezone from District C-O, Office District and District C-2, Community Commercial District to District C-2, Community Commercial District property described as Lot 48, Perkins and Harford's Second Subdivision to the City of Kearney, Buffalo County, Nebraska (3720 2nd Avenue).
6. **Hearing: Revised Planned District Development Plan Approval No. 1994-17**  
Application submitted by Fredrickson Construction Company for Prairie Building, LLC for Revised Planned District Development Plan Approval for the construction of an addition to an existing building on property zoned District C-2/PD, Community Commercial/Planned Development Overlay District and described as Lot 3 of Block 1, Skyview Addition, an addition to the City of Kearney, Buffalo County, Nebraska (5210 Parklane Drive).
7. **Hearing: Rezoning No. 2016-05 – 421 West 3rd Street**  
Application submitted by Miller & Associates for Paul and Linda Younes to rezone from District C-2, Community Commercial District to District C-2/PD, Community Commercial/Planned Development Overlay District property described as Lot 1 of Block 2, Younes Center Third Addition and Outlot A of Block 2, Younes Center Fourth Addition, additions to the City of Kearney, Buffalo County, Nebraska (421 West 3rd Street).

**8. Hearing: Planned District Development Plan Approval No. 2016-05**

Application submitted by Miller & Associates for Paul and Linda Younes for Planned District Development Plan Approval for the construction of a residential apartment complex on property to be zoned District C-2/PD, Community Commercial/Planned Development Overlay District and described as Lot 1 of Block 2, Younes Center Third Addition and Outlot A of Block 2, Younes Center Fourth Addition, additions to the City of Kearney, Buffalo County, Nebraska (421 West 3rd Street).

**9. Hearing: Rezoning No. 2016-06 – City of Kearney Property**

Application submitted by the City of Kearney to rezone from District AG, Agricultural District to District BP/PD, Business Park/Planned Development Overlay District property described as all that part of the Northwest Quarter of the Northeast Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska lying north of the north right-of-way line of the NRD Outfall Channel and excepting a tract deeded to NPPD all in Buffalo County, Nebraska (south of 56th Street, east of NPPD’s Substation, west of Cherry Avenue).

**10. Hearing: Adoption of the Comprehensive Development Plan**

Proposed adoption of the Comprehensive Development Plan for the City of Kearney. Copies of the 2016 Comprehensive Plan Draft are available for public inspection at the Development Services Department, Kearney Public Library or on the City of Kearney website.

11. Report/Comments from Board Members.

12. 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>

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](http://www.cityofkearney.org)