

PLANNING COMMISSION
AGENDA
City Council Chambers, 18 East 22nd Street
June 17, 2016
9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held May 20, 2016.
4. **Hearing: Rezoning No. 2016-09 – Schweitzer Subdivision**
Application submitted by Trenton Snow for Stephen and Amy Schweitzer 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 east half of the Northwest Quarter of Section 29, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (5205 Bison Run).
5. **Hearing: Preliminary Plat No. 2016-04 – Schweitzer Subdivision**
Application submitted by Trenton Snow for Stephen and Amy Schweitzer for the Preliminary Plat for Schweitzer Subdivision, a subdivision of a tract of land being part of the east half of the Northwest Quarter of Section 29, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (5205 Bison Run). ***FINAL ACTION***
6. **Hearing: Final Plat No. 2016-04 – Schweitzer Subdivision**
Application submitted by Trenton Snow for Stephen and Amy Schweitzer for the Final Plat for Schweitzer Subdivision, a subdivision of a tract of land being part of the east half of the Northwest Quarter of Section 29, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (5205 Bison Run).
7. **Hearing: Adoption of the Comprehensive Development Plan – Continued from the April 15, 2016 Planning Commission Meeting**
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.
8. **Hearing: Code Amendment No. 2016-01**
Proposed amendments to the following chapters/sections of the Uniform Land Development Ordinance as follows:
 - Chapter 13 “Use Types” to add clarification of selected use types.
 - Table 14-1, “Commercial Use Types” to add language to “Restricted Business.”
 - Chapter 19, “District R-1, Urban Residential Single-Family District (Low Density) to delete “lots with individual wastewater systems” and delete “Note 1: Zero (0) lot line development.”
 - Chapter 20, “District R-2, Urban Residential Mixed-Density District” and Chapter 23, “District RM, Mobile Home Residential District” to delete “Note 2: Zero (0) lot line development.”

- Chapter 21, “District R-3, Urban Residential Multi-Family District (Medium-Density)” and Chapter 22 “District R-4, Urban Residential Multi-Family District (High-Density)” to amend “minimum bufferyard adjacent to residential uses in R-1 and R-2 districts” and to delete “Note 2: Zero (0) lot line development.”
- Chapter 24, “District UC, Mixed Use Urban Corridor District” and Chapter 25, “District C-O, Office District” to amend “minimum bufferyard to be provided by multi-family and non-residential uses adjacent to other non-multi-family residential uses.”
- Chapter 26, District C-1, Limited Commercial District” to amend “minimum bufferyard to be provided adjacent to residential uses or vacant land in RR-1 through R-4 and RM zoning districts” and add Section 26-107 “Supplemental Design Standards for Office and Commercial Uses in C-1 Districts.”
- Chapter 27, “District C-2, Community Commercial District”, Chapter 29, District C-3, General Commercial District” and Chapter 30, “District BP, Business Park District” to amend “minimum bufferyard to be provided adjacent to residential uses or vacant land in RR-1 through R-4 and RM zoning districts.”
- Chapter 31, “District M-1, Limited Industrial District” , Chapter 32, “District M-2, General Industrial District” to amend “minimum bufferyard to be provided adjacent to residential uses or vacant land in RR-1 through R-4, RM, UC, C-O, C-1 and C-1(N) zoning districts.”
- Chapter 46, “Supplemental Use Regulations” to add clarification to certain supplemental commercial use regulations and to delete in its entirety Section 46-106, “Supplemental Design Standards for Office and Commercial Uses in C-1 Districts.”
- Chapter 47, “Supplemental Development Regulations” to delete Section 47-104.A, “Setback Adjustments, “Lots Adjoining Alleys.”
- Amend Section 48-105, “Bufferyard Provisions”, Section 48-106, “Screening Standards,” Section 48-107, “Parking Lot Landscaping,” Section 48-109, “General Provisions,” of Chapter 48, “Landscaping and Screening Standards” of the Kearney City Code.
- Chapter 49, “Off-Street Parking” to amend “Public Works Planning Staff” to “Development Services Staff.”
- Chapter 56, “Public Improvements and Infrastructure” to delete Section 56-106.1, “Park Dedication.”

9. Report/Comments from Board Members.

10. Adjournment.

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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