

# **PLANNING COMMISSION**

## **AMENDED**

## **AGENDA**

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

**August 19, 2016**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held July 15, 2016.
4. **REVIEW OF BLIGHT AND SUBSTANDARD DETERMINATION STUDY AND REVIEW OF GENERAL REDEVELOPMENT PLAN FOR AREA #11**  
Review Blight & Substandard Determination Study for Redevelopment Area #11 and make recommendations to the Kearney City Council and review Redevelopment Plan for Redevelopment Area #11 and make recommendations to the City of Kearney Community Redevelopment Authority for an area described as a tract of land beginning at the intersection of the south line of west 39th Street and the west line of 6th Avenue, thence south along said west line of 6th Avenue to its intersection with the north line of west 35th Street, thence west along said north line of west 35th Street to its intersection with an extended west line of Patterson's Subdivision, thence north along said west line to its intersection with the south line of west 39th Street, thence east along said south line of west 39th Street to its intersection with the west line of 6th Avenue, also known as the point of beginning, all located in the City of Kearney, Buffalo County, Nebraska.
5. **Alley Vacation no. 2016-02 – Trius Federal Credit Union**  
Application submitted by Trius Federal Credit Union to vacate the 20 foot alley that runs east and west from 1st Avenue to 2nd Avenue between 29th Street and 30th Street (2915 2nd Avenue).
6. **Hearing: Preliminary Plat No. 2016-07 – DANCO KN Addition**  
Application submitted by Miller & Associates for Danco II 2767 LLC, a Nebraska Limited Liability Company, for the Preliminary Plat for Danco KN Addition, an addition to the City of Kearney for a tract of land being part of Government Lot 5 located in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (108 2nd Avenue). **\*FINAL ACTION**
7. **Hearing: Final Plat No. 2016-07 – DANCO KN Addition**  
Application submitted by Miller & Associates for Danco II 2767 LLC, a Nebraska Limited Liability Company, for the Final Plat for Danco KN Addition, an addition to the City of Kearney for a tract of land being part of Government Lot 5 located in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (108 2nd Avenue).
8. **Partial Vacation No. 1983-11 – Hilltop Mall Subdivision**  
Application submitted by Miller & Associates for MFP Mid-America Shopping Centers, LLC to vacate a tract of land being Lot 1, Hilltop Mall Subdivision, a subdivision to the City of Kearney in the Southwest Quarter of the Northwest Quarter of Section 25, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (4915 2nd Avenue).

**9. Hearing: Preliminary Plat No. 2016-08 – Hilltop Mall Second**

Application submitted by Miller & Associates for MFP Mid-America Shopping Centers, LLC for the Preliminary Plat for Hilltop Mall Second, an addition to the City of Kearney for a tract of land being Lot 1 (to be vacated), Hilltop Mall Subdivision, a subdivision to the City of Kearney in the Southwest Quarter of the Northwest Quarter of Section 25, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (4915 2nd Avenue). **\*FINAL ACTION\***

**10. Hearing: Final Plat No. 2016-08 – Hilltop Mall Second**

Application submitted by Miller & Associates for MFP Mid-America Shopping Centers, LLC for the Final Plat for Hilltop Mall Second, an addition to the City of Kearney for a tract of land being Lot 1 (to be vacated), Hilltop Mall Subdivision, a subdivision to the City of Kearney in the Southwest Quarter of the Northwest Quarter of Section 25, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (4915 2nd Avenue).

**11. Hearing: Planned District Development Plan Approval No. 1983-09**

Application submitted by Miller & Associates for MFP Mid-America Shopping Centers, LLC for Planned District Development Plan Approval for the construction of a commercial building on property zoned District C-2/PD, Community Commercial/Planned Development Overlay District and described as a tract of land being proposed Lot 3, Hilltop Mall Second, an addition to the City of Kearney, Buffalo County, Nebraska (northeast of 2nd Avenue and 48th Street, west of Herberger's).

**12. Hearing: Rezoning No. 2016-10**

Application submitted by City of Kearney to amend the rezoning of property described as a tract of land located in part of the Northwest Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (south of 56th Street, west of NPPD's substation and east of Antelope Avenue) to remove the conditions/design standards placed on District BP/PD, Business Park/Planned Development Overlay District on said parcel of land (south of 56th Street, west of NPPD's Sub Station, east of Antelope Avenue).

**13. Hearing: Code Amendment No. 2016-02**

Proposed amendments to the following chapters/sections of the City Code as follows:

- Chapter 14 "Zoning District Regulations" to add clarification for Industrial Use Types and Miscellaneous Use Types in Table 14-1 "Use Matrix".
- Chapter 31 "District M-1, Limited Industrial District" to add a new section setting forth performance standards in M-1 Industrial District.
- Chapter 32 "District M-2, General Industrial District" to add a new section setting forth performance standards in M-2 Industrial District.
- Chapter 46 "Supplemental Use Regulations" to amend Section 46-107 "Supplemental Use Regulations: Industrial Uses" to replace the reference of City Planner with City Engineer; to set forth conditions for construction batch plants; and to delete Section 46-108 "Performance Standards in Industrial Districts".
- Chapter 48 "Landscaping and Screening Standards" to amend Section 48-109 "General Provisions" to provide clarification for the maintenance of required landscaping.
- Chapter 49, "Off-Street Parking" to amend Table 49-1: Minimum Off-Street Parking Requirements of Section 49-103 "Schedule of Off-Street Parking Requirements" to amend the requirements for financial services and medical offices.
- Chapter 49, "Off-Street Parking" to amend Table 49-5: Off-Street Stacking Requirements of Section 49-109 "Stacking Requirements for Drive-Through Services" to provide requirements for coffee shops; and to provide all drive-through services must provide adequate alternative runaround access for vehicles not in a drive-through queue except for such drive-up facilities that have no public indoor seating.

- Chapter 49, “Off-Street Parking” to amend Section 49-109 “Stacking Requirements for Drive-Through Services” to provide all drive-through services must provide adequate alternative runaround access for vehicles not in a drive-through queue except for such drive-up facilities that have no public indoor seating.
- Chapter 49, “Off-Street Parking” to amend Section 49-110 “Parking for Personal and Recreational Vehicles in Residential Areas,” to add language for commercial vehicles and commercial hauling trailers parked in residential zoning districts or abutting a residential use.

**14. PRESENTATION OF CAPITAL EXPENDITURES**

Presentation by City of Kearney Administration of the 2016-2016 Capital Expenditures for the City of Kearney Budget.

15. Presentation by the City Attorney.

16. Report/Comments from Board Members.

17. 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)