

PLANNING COMMISSION

AGENDA

City Council Chambers, 18 East 22nd Street

November 18, 2016

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held October 21, 2016.
4. **Hearing: Rezoning No. 2016-14 – Deets Subdivision**
Application submitted by Trenton Snow for Allen and Patricia Deets to rezone from District AG, Agricultural District to District C-3/PD General Commercial/Planned Development Overlay District property described as Lot 2, Deets Subdivision, a subdivision being part of the Southeast Quarter of the Southeast Quarter of Section 10 and part of the Northeast Quarter of the Northeast Quarter of Section 15, all in Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (1770 West Highway 40).
5. **Hearing: Development Plan Approval No. 2000-19 – Office Building**
Application submitted by Duncan Theis Construction for Allen and Patricia Deets for Planned District Development Plan Approval for the construction an office building with security fencing on property to be zoned District C-3/PD, General Commercial/Planned Development Overlay District and described as Lot 1, Deets Subdivision, a subdivision being part of the Southeast Quarter of the Southeast Quarter of Section 10 and part of the Northeast Quarter of the Northeast Quarter of Section 15, all in Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (1770 West Highway 40).
6. **Vacation No. 2004-05 – Henning Subdivision**
Application submitted by Miller & Associates for Chadwick and Melissa Henning and Thomas and Mary Henning to vacate property described as All of Lot 1 of Henning Subdivision, together with all of West 85th Street as platted on Henning Subdivision, together with all of the 10 foot wide Utility Easement in Lot 1 of Henning Subdivision, and contiguous to West 85th Street as platted on said Henning Subdivision a subdivision being part of the South Half of the Southeast Quarter of Section 11 and Lot 4, Block 1 (Now Vacated), Schroeder Estates Third Subdivision, a subdivision being part of the Northeast Quarter of Section 14, all located in Township 9 North, Range 16 West of the Sixth Principal Meridian, Buffalo County, Nebraska.
7. **Street Vacation No. 2016-03 – Henning Subdivision**
Application submitted by Miller & Associates for Chadwick and Melissa Henning and Thomas and Mary Henning to vacate all of 6th Avenue between West 82nd Street and West 85th Street, reserving a 60 foot wide ingress/egress and utility easement.
8. **Hearing: Rezoning No. 2016-15 – Henning Second Subdivision**
Application submitted by Miller & Associates for Chadwick and Melissa Henning and Thomas and Mary Henning to rezone from District AG, Agricultural District and District RR-

1, Rural Residential District (Rural Standards) to District AG, Agricultural District and District RR-1, Rural Residential District (Rural Standards) property described as Lot 1, Henning Subdivision, a subdivision being part of the South Half of the Southeast Quarter of Section 11 and Lot 4 of Block One (to be vacated), Schroeder Estates Third Subdivision, a subdivision being part of the Northeast Quarter of Section 14, all in Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (500 feet north of 82nd Street and 6th Avenue).

9. Hearing: Preliminary Plat No. 2016-13 – Henning Second Subdivision

Application submitted by Miller & Associates for Chadwick and Melissa Henning and Thomas and Mary Henning for the Preliminary Plat for Henning Second Subdivision, a subdivision being a part of the Southeast Quarter of the Southeast Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 11, a part of West 85th Street (to be vacated) and part of Lot 1 (to be vacated), Henning Subdivision, a subdivision to Buffalo County, all in Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (500 feet north of 82nd Street and 6th Avenue). ***FINAL ACTION***

10. Hearing: Final Plat No. 2016-13 – Henning Second Subdivision

Application submitted by Miller & Associates for Chadwick and Melissa Henning and Thomas and Mary Henning for the Final Plat for Henning Second Subdivision, a subdivision being a part of the Southeast Quarter of the Southeast Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 11, a part of West 85th Street (to be vacated) and part of Lot 1 (to be vacated), Henning Subdivision, a subdivision to Buffalo County, all in Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (500 feet north of 82nd Street and 6th Avenue).

11. 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).

12. 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***

13. 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).

14. 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).

15. Presentation by the Parks and Recreation Department

16. Report/Comments from Board Members.

17. Adjournment.

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