

# **PLANNING COMMISSION**

## **AGENDA**

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

**December 16, 2016**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held November 18, 2016.
4. **Hearing: Rezoning No. 2016-16 – 8775 2nd Avenue**  
Application submitted by Daniel and Judy Hoffman to rezone from District RR-1, Rural Residential District (Rural Standards) to District AG, Agricultural District property described as a tract of land being part of the South Half of the Southwest Quarter of Section 12, and a tract of land being part of the Northeast Quarter of the Northwest Quarter of Section 13, all in Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (8775 2nd Avenue).
5. **Site Plan Appeal No. 2016-02**  
Consider the appeal submitted by Miller & Associates for Level 5, LLC on the review and evaluation of site development features by Administration for property zoned District C-2, Community Commercial District and described as the west 300 feet of Lot 3, Spady's Addition, an Addition to the City of Kearney, Buffalo County, Nebraska as it pertains to maximum height requirements (west of 105 Talmadge Street).
6. **Hearing: Code Amendment No. 2016-04**  
Proposed amendments to the following chapters/sections of the City Code as follows:
  - Section 12-106 "C" of Chapter 12 "Definitions" to add a definition "Cargo Container – Farm" allowing for the storage and movement of materials and products within an intermodal freight transport system and repurposed for a Controlled Environment Agriculture (CEA) use.
  - Section 12-106 "C" of Chapter 12 "Definitions" to add a definition "Controlled Environment Agriculture (CEA) providing any agricultural technology that enables the grower to manipulate the environment to desired growing and/or cultivation conditions.
  - Section 12-111 "H" of Chapter 12 "Definitions" to add a definition "Hydroponics and/or Aeroponics" providing the propagation of plants using a mechanical

system designed to circulate a solution of minerals in water for home use or distribution to retailers, restaurants, and consumers.

- Section 13-103 “Agricultural Use Types” of Chapter 13 “Use Types” to add Urban Farming allowing the use of property for the cultivation of food and/or horticultural crops such as hydroponics and/or aeroponics.
- Table 14-1 “Use Matrix” of Chapter 14 “Zoning District Regulations” to add Urban Farming to Agricultural Uses.
- Section 46-102 “Supplemental Use Regulations: Agricultural Uses” of Chapter 46 “Supplemental Use Regulations” to add Urban Farming and to set forth the conditions.

**7. Report/Comments from Board Members.**

**8. Adjournment.**

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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).