

PLANNING COMMISSION

AGENDA

City Council Chambers, 18 East 22nd Street

February 17, 2017

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held January 20, 2017.
4. **Vacation No. 2014-18 – Wise Estates**
Application submitted by Buffalo Surveying for Michael and Robyn Springer to vacate property described as Lot 1 and Lot 2, Wise Estates, a subdivision being part of the Northwest Quarter of Section 32, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (3720 Cottonmill Avenue).
5. **Hearing: Rezoning No. 2016-11**
Application submitted by Buffalo Surveying for Martin and Barbara Tilley 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 Northwest Quarter of Section 32, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (3809 Cottonmill Avenue).
6. **Hearing: Preliminary Plat No. 2016-09 – Springer Estates**
Application submitted by Buffalo Surveying for Michael and Robyn Springer and Martin and Barbara Tilley for the Preliminary Plat for Springer Estates, a subdivision being part of the North Half of the Northwest Quarter of Section 32, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (3720 Cottonmill Avenue). ***FINAL ACTION***
7. **Hearing: Final Plat No. 2016-09 – Springer Estates**
Application submitted by Buffalo Surveying for Michael and Robyn Springer and Martin and Barbara Tilley for the Final Plat for Springer Estates, a subdivision being part of the North Half of the Northwest Quarter of Section 32, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (3720 Cottonmill Avenue).
8. **Vacation No. Prior to 1950-18 East Lawn Second Addition**
Application submitted by Starostka Group Unlimited for Charles, Garold, and Robert Kuebler to vacate property described as Lots 1 thru 12 Block 133 and Lots 1 thru 4 Block 156 both in East Lawn Second Addition, all located in part of the

Northeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (south of 39th Street, north of 34th Street, and west of Grand Avenue).

9. Hearing: Rezoning No. 2017-01 – Proposed Millennial Estates Addition

Application submitted by Starostka Group Unlimited for Charles, Garold, and Robert Kuebler to rezone from District AG, Agricultural District and District R-1, Urban Residential Single-Family District (Low Density) to District R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District property described as a tract of land located in part of the Northeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (south of 39th Street, north of 34th Street, and west of Grand Avenue).

10. Hearing: Preliminary Plat No. 2017-01 – Millennial Estates Addition

Application submitted by Starostka Group Unlimited for Charles, Garold, and Robert Kuebler for the Preliminary Plat for Millennial Estates Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land located in part of the Northeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (south of 39th Street, north of 34th Street, and west of Grand Avenue). ***FINAL ACTION***

11. Hearing: Final Plat No. 2017-01 – Millennial Estates Addition

Application submitted by Starostka Group Unlimited for Charles, Garold, and Robert Kuebler for the Final Plat for Millennial Estates Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land located in part of the Northeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (south of 39th Street, north of 34th Street, and west of Grand Avenue).

12. Hearing: Annexation No. 2017-01 – Millennial Estates Addition

Application submitted by Starostka Group Unlimited for Charles, Garold, and Robert Kuebler for the annexation of Millennial Estates Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land located in part of the Northeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (south of 39th Street, north of 34th Street, and west of Grand Avenue).

13. Hearing: Development Plan Approval No. 2017-01 – Millennial Estates Addition

Application submitted by Starostka Group Unlimited for Charles, Garold, and Robert Kuebler for Planned District Development Plan Approval for construction of a subdivision on property to be zoned District R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District and described as a tract of land located in part of the Northeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (south of 39th Street, north of 34th Street, and west of Grand Avenue).

14. Hearing: Code Amendment No. 2016-04 – Continued from the December 16, 2016 and January 20, 2017 Planning Commission Meetings

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.

15. Report/Comments from Board Members.

16. Adjournment.

Chairman Stan Dart 2410 65th Avenue Place Kearney, NE 68845 234-1616 msdart@charter.net	Vice-Chairman Jack McSweeney 2712 Central Avenue Kearney, NE 68847 234-5550 jack@century21midlands.com	Board Member Ed Berglund 212 East 46th Street Kearney, NE 68847 627-6012 edthky@yahoo.com
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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