

PLANNING COMMISSION

AGENDA

City Council Chambers, 18 East 22nd Street

March 17, 2017

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held February 17, 2017.
4. **Hearing: Conditional Use Permit No. 2017-02**
Application submitted by Ron Blessing for a Conditional Use Permit to operate a portable concrete batch plant on property zoned District AG, Agricultural District and described as the East Half of the Northeast Quarter of the Northeast Quarter in Section 5, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (3985 Coal Chute Road).
5. **Hearing: Land Use Map Amendment No. 2017-01 - Proposed ‘;Drop All Tables; Subdivision**
Application submitted by Trenton Snow for David and Andrea Hayes and Floralee Ourada, Trustee for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Mixed Density Residential to Urban Reserve property described as a tract of land being part of the Southeast Quarter of the Northeast Quarter of Section 5, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (2085 46th Avenue).
6. **Hearing: Rezoning No. 2017-02 – Proposed ‘;Drop All Tables; Subdivision**
Application submitted by Trenton Snow for David and Andrea Hayes and Floralee Ourada, Trustee 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 Southeast Quarter of the Northeast Quarter of Section 5, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (2085 46th Avenue).
7. **Hearing: Preliminary Plat No. 2017-02 – ‘;Drop All Tables; Subdivision**
Application submitted by Trenton Snow for David and Andrea Hayes and Floralee Ourada, Trustee for the Preliminary Plat for ‘;Drop All Tables; Subdivision, a subdivision being part of the Southeast Quarter of the Northeast Quarter of Section 5, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (2085 46th Avenue). ***FINAL ACTION***
8. **Hearing: Final Plat No. 2017-02 – ‘;Drop All Tables; Subdivision**
Application submitted by Trenton Snow for David and Andrea Hayes and Floralee Ourada, Trustee for the Final Plat for ‘;Drop All Tables; Subdivision, a subdivision being part of the Southeast Quarter of the Northeast Quarter of Section 5, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (2085 46th Avenue).

9. **Hearing: Revised Development Plan Approval No.1994-17 – Overland Trails**

Application submitted by Brungardt Engineering for Prairie Building, LLC for Revised Planned District Development Plan Approval for the construction of an addition to an existing building on property zoned District C-2/PD, Community Commercial/Planned Development Overlay District and described as Lot 3 of Block 1, Skyview Addition, an addition to the City of Kearney, Buffalo County, Nebraska (5210 Parklane Drive).

10. **Vacation No. Prior to 1950-94 – Proposed Industrial Subdivision**

A tract of land being the South 20.00 feet of the West 366.95 feet, and the South 30.00 feet of the East 25.00 feet of 2, 3, 4, and 5, the North 229.00 feet of Lot 6, the North 229.00 feet of Lot 9, all of Lots 10, 11, and 12, the South 20.00 feet of the East 194.65 feet of Lot 13; all the remainder of First Street, not already being vacated by the City of Kearney by Ordinance No. 7999 recorded as Instrument 2015-03536, abutting Lots 2, 3, 12, and 13 from the West line of Avenue A to the West line of Avenue B; all of Avenue B abutting Lots 11, and 12 from the South line of First Street to the North line of Second Street; and the West portion of 2nd Street from the East line of Avenue B to a point 30 feet East of the West line of Lot 4 together with the utility easements retained by the City of Kearney in Ordinance No. 3951 and more particularly described as follows: Third Street between the West right of way line of Avenue A, West to the East right of way of Avenue B and Second Street from the West right-of-way of Avenue A, West for a distance of approximately 361.77 feet to a point 30 feet East of the West line of Lot 4, all in Proposed Industrial Subdivision, Kearney Air field, Kearney, Nebraska, and being part of the East Half of the Northwest Quarter, and part of the West Half of the Northeast Quarter of Section 28, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Southwest Corner of Airport Road and East 56th Street).

11. **Hearing: Rezoning No. 2017-03 – Proposed Patriot First Subdivision**

Application submitted by Miller & Associates for the City of Kearney to rezone from District AG, Agricultural District and District M-1, Limited Industrial District to District M-1, Limited Industrial District property described as a tract of land being part of the East Half of the Northwest Quarter, and part of the West Half of the Northeast Quarter of Section 28, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Southwest Corner of Airport Road and East 56th Street).

12. **Hearing: Preliminary Plat No. 2017-03 – Patriot First Subdivision**

Application submitted by Miller & Associates for the City of Kearney for the Preliminary Plat for Patriot First Subdivision, a subdivision being a tract of land being part of the East Half of the Northwest Quarter, and part of the West Half of the Northeast Quarter of Section 28, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Southwest Corner of Airport Road and East 56th Street). ***FINAL ACTION***

13. **Hearing: Final Plat No. 2017-03 – Patriot First Subdivision**

Application submitted by Miller & Associates for the City of Kearney for the Final Plat for Patriot First Subdivision, a subdivision being a tract of land being part of the East Half of the Northwest Quarter, and part of the West Half of the Northeast Quarter of Section 28, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Southwest Corner of Airport Road and East 56th Street).

14. **Hearing: Final Plat No. 2017-04 – East 56th Street Estates Second**
Application submitted by Buffalo Surveying Corporation for Daniel Roeder and the East 56th Street Estates Homeowners Association for the Final Plat for East 56th Street Estates Second, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the West Half of the Northeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (South of the intersection of Avenue S and 54th Street Place).
15. **Hearing: Annexation No. 2017-04 – East 56th Street Estates Second**
Application submitted by Buffalo Surveying Corporation for Daniel Roeder and the East 56th Street Estates Homeowners Association for the annexation of East 56th Street Estates Second, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the West Half of the Northeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (South of the intersection of Avenue S and 54th Street Place).
16. **Hearing: Rezoning No. 2017-04**
Application submitted by Buffalo Surveying Corporation for Shawn Sterling and Becky Sterling 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 Government Lot 2 and part of the accretion thereto, all situated in Section 16, Township 8 North, Range 16 West of the 6th P.M., Kearney County, Nebraska (Northeast of the intersection of W Road and 22 Road).
17. **Vacation No. Prior to 1950-18 East Lawn Second Addition – Continued from the February 17, 2017 Planning Commission Meeting**
Application submitted by Starostka Group Unlimited 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).
18. **Hearing: Rezoning No. 2017-01 – Proposed Millennial Estates Addition – Continued from the February 17, 2017 Planning Commission Meeting**
Application submitted by Starostka Group Unlimited 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).
19. **Hearing: Preliminary Plat No. 2017-01 – Millennial Estates Addition – Continued from the February 17, 2017 Planning Commission Meeting**
Application submitted by Starostka Group Unlimited 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***

- 20. **Hearing: Final Plat No. 2017-01 – Millennial Estates Addition – Continued from the February 17, 2017 Planning Commission Meeting**
 Application submitted by Starostka Group Unlimited 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).

- 21. **Hearing: Annexation No. 2017-01 – Millennial Estates Addition – Continued from the February 17, 2017 Planning Commission Meeting**
 Application submitted by Starostka Group Unlimited 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).

- 22. **Hearing: Development Plan Approval No. 2017-01 – Millennial Estates Addition – Continued from the February 17, 2017 Planning Commission Meeting**
 Application submitted by Starostka Group Unlimited 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).

- 23. Report/Comments from Board Members.

- 24. 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.