

# **PLANNING COMMISSION**

## **AGENDA**

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

**September 15, 2017**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held August 18, 2017.
4. **Hearing: Land Use Map Amendment No. 2017-04 – Pump House 20 Addition**  
Application submitted by Buffalo Surveying Corporation for the City of Kearney for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Commercial Mixed Use and Low Density Residential to Commercial Mixed Use property described as all of vacated Avenue L as it abuts Lot 5 and Lot 6, Henthorn's Subdivision to the City of Kearney, Buffalo County, Nebraska on the East and as it abuts the South 100 feet of Lot 1010, Original Town of Kearney Junction, now the City of Kearney, Buffalo County, Nebraska on the West, all in Buffalo County, Nebraska (East of 1224 East 18th Street).
5. **Hearing: Rezoning No. 2017-16 – Pump House 20 Addition**  
Application submitted by Buffalo Surveying Corporation for the City of Kearney to rezone from District R-2, Urban Residential Mixed-Density District and District M-2, General Industrial District to District M-1, Limited Industrial District property described as all of vacated Avenue L as it abuts Lot 5 and Lot 6, Henthorn's Subdivision to the City of Kearney, Buffalo County, Nebraska on the East and as it abuts the South 100 feet of Lot 1010, Original Town of Kearney Junction, now the City of Kearney, Buffalo County, Nebraska on the West, all in Buffalo County, Nebraska (East of 1224 East 18th Street).
6. **Hearing: Preliminary Plat No. 2017-16 – Pump House 20 Addition**  
Application submitted by Buffalo Surveying Corporation for the City of Kearney for the Preliminary Plat for Pump House 20 Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as all of vacated Avenue L as it abuts Lot 5 and Lot 6, Henthorn's Subdivision to the City of Kearney, Buffalo County, Nebraska on the East and as it abuts the South 100 feet of Lot 1010, Original Town of Kearney Junction, now the City of Kearney, Buffalo County, Nebraska on the West, all in Buffalo County, Nebraska (East of 1224 East 18th Street). **\*FINAL ACTION\***

**7. Hearing: Final Plat No. 2017-16 – Pump House 20 Addition**

Application submitted by Buffalo Surveying Corporation for the City of Kearney for the Final Plat for Pump House 20 Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as all of vacated Avenue L as it abuts Lot 5 and Lot 6, Henthorn's Subdivision to the City of Kearney, Buffalo County, Nebraska on the East and as it abuts the South 100 feet of Lot 1010, Original Town of Kearney Junction, now the City of Kearney, Buffalo County, Nebraska on the West, all in Buffalo County, Nebraska (East of 1224 East 18th Street).

**8. Hearing: Rezoning No. 2017-17 – Rice Addition**

Application submitted by Trenton Snow for the City of Kearney to rezone from District R-2/PD, Urban Residential Mixed-Density Planned Development Overlay District to District R-1, Urban Residential Single-Family District (Low Density) property described as the West Half of vacated Avenue L from the South Right-of-Way line of 16th Street to the North Right-of-Way line of 15th Street, TOGETHER WITH the South 7 feet of 16th Street abutting said vacated West Half of Avenue L on the North, EXCEPT the West Half of the South 180.75 feet of vacated Avenue L lying between 15th Street and 16th Street abutting part of Lot 3 and all of Lots 4, 5 and 6, Warwick Place, a subdivision of Lot 1358, Original Town of Kearney Junction, now the City of Kearney, Buffalo County, Nebraska on the East, all in Buffalo County, Nebraska (Vacated Avenue L on South side of 16th Street).

**9. Hearing: Preliminary Plat No. 2017-17 – Rice Addition**

Application submitted by Trenton Snow for the City of Kearney for the Preliminary Plat for Rice Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as all of vacated Avenue L from the South Right-of-Way line of 16th Street to the North Right-of-Way line of 15th Street, TOGETHER WITH the South 7 feet of 16th Street abutting said vacated Avenue L on the North, EXCEPT the East Half of the South 180.75 feet of vacated Avenue L abutting part of Lot 3 and all of Lot 5, Codner Subdivision, a subdivision to the City of Kearney, Buffalo County, Nebraska on the West, AND EXCEPT the West Half of the South 180.75 feet of vacated Avenue L lying between 15th Street and 16th Street abutting part of Lot 3 and all of Lots 4, 5 and 6, Warwick Place, a subdivision of Lot 1358, Original Town of Kearney Junction, now the City of Kearney, Buffalo County, Nebraska on the East, all in Buffalo County, Nebraska (Vacated Avenue L on South side of 16th Street). **\*FINAL ACTION\***

**10. Hearing: Final Plat No. 2017-17 – Rice Addition**

Application submitted by Trenton Snow for the City of Kearney for the Final Plat for Rice Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as all of vacated Avenue L from the South Right-of-Way line of 16th Street to the North Right-of-Way line of 15th Street, TOGETHER WITH the South 7 feet of 16th Street abutting said vacated Avenue L on the North, EXCEPT the East Half of the South 180.75 feet of vacated Avenue L abutting part of Lot 3 and all of Lot 5, Codner Subdivision, a subdivision to the City of Kearney, Buffalo

County, Nebraska on the West, AND EXCEPT the West Half of the South 180.75 feet of vacated Avenue L lying between 15th Street and 16th Street abutting part of Lot 3 and all of Lots 4, 5 and 6, Warwick Place, a subdivision of Lot 1358, Original Town of Kearney Junction, now the City of Kearney, Buffalo County, Nebraska on the East, all in Buffalo County, Nebraska (Vacated Avenue L on South side of 16th Street).

**11. Partial Vacation No. 2015-10 – Sun West Fourth Addition**

Application submitted by Miller & Associates for Sun Development Inc. to vacate Lot 2, of Sun West Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (Half Block North of 16th Street and West of 17th Avenue).

**12. Hearing: Preliminary Plat No. 2017-18- Sun West Fifth Addition**

Application submitted by Miller & Associates for Sun Development Inc. for the Preliminary Plat for Sun West Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being all of vacated Lot 2 of Sun West Fourth Addition, an addition to the City of Kearney, in the Northwest Quarter of the Southwest Quarter of Section 2, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Half Block North of 16th Street and West of 17th Avenue). **\*FINAL ACTION\***

**13. Hearing: Final Plat No. 2017-18 – Sun West Fifth Addition**

Application submitted by Miller & Associates for Sun Development Inc. for the Final Plat for Sun West Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being all of vacated Lot 2 of Sun West Fourth Addition, an addition to the City of Kearney, in the Northwest Quarter of the Southwest Quarter of Section 2, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Half Block North of 16th Street and West of 17th Avenue).

**14. Hearing: Code Amendment No. 2017-02**

Proposed amendment to Section 28-103 “Special Regulations and Standards” of Chapter 28 “District CBD, Kearney Center Mixed Use District” to add language regarding encroachments into the public right-of-way and clearance requirements.

**15. Hearing: Code Amendment No. 2017-03**

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

- Section 9-205(1) “Certification of Licensed Architect or Engineer Required” of Article 2 “Building Code Generally” of Chapter 9 “Public Works” to change the square footage to comply with the Engineers and Architects Regulations Act of 2013.
- Section 9-302 “International Residential Code; Amendments” of Article 3 “Amendments” of Chapter 9 “Public Works” to add the language “accessory buildings may be placed on a floating slab when the structure is 600 square feet or less.”

- Section 47-104 “Setback Adjustments” of Chapter 47 “Supplemental Development Regulations” to delete entire sub-item E “Rear Yard Exceptions – Residential Uses”.
- Section 48-104 “Landscaping Materials and Installation Standards” of Chapter 48 “Landscaping and Screening Standards” to add sub-item C and replace current sub-item B with language regarding required right-of-way landscaping.
- Section 50-103 “General Sign and Street Graphics Regulations” of Chapter 50 “Sign Regulations” to add language under sub-item C regarding obsolete signs and off-premise signs on private property and to add language under sub-item I regarding maintenance of signs.

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

**17. Adjournment.**

Chairman Stan Dart 2410 65th Avenue Place Kearney, NE 68845 234-1616 <a href="mailto:msdart@charter.net">msdart@charter.net</a>	Vice-Chairman Jack McSweeney 2712 Central Avenue Kearney, NE 68847 234-5550 <a href="mailto:jack@century21midlands.com">jack@century21midlands.com</a>	Board Member Ed Berglund 212 East 46 <sup>th</sup> Street Kearney, NE 68847 627-6012 <a href="mailto:edthky@yahoo.com">edthky@yahoo.com</a>
Board Member Paul Fredrickson 914 Avenue D Kearney, NE 68847 236-5928 <a href="mailto:fastfreddy@fredconst.com">fastfreddy@fredconst.com</a>	Dave Malone 506 West 22 <sup>nd</sup> Street Kearney, NE 68845 224-3188 <a href="mailto:dmalone@ipexneb.com">dmalone@ipexneb.com</a>	Richard McGinnis 11 21 <sup>st</sup> Avenue Place Kearney, NE 68845 325-4941 <a href="mailto:richmcginnisbanker@gmail.com">richmcginnisbanker@gmail.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 Tami Moore 704 10 <sup>th</sup> Avenue Kearney, NE 68845 440-6992 <a href="mailto:mooretj@unk.edu">mooretj@unk.edu</a>	Board Member Justin Wolf 203 East 53 <sup>rd</sup> Street Place Kearney, NE 68847 627-3204 <a href="mailto:justinwolf@outlook.com">justinwolf@outlook.com</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)