

PLANNING COMMISSION

AGENDA

City Council Chambers, 18 East 22nd Street

April 20, 2018

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held March 16, 2018
4. **Hearing: Conditional Use Permit No. 2018-02 – Werner Construction**
Application submitted by Werner Construction, Inc. for Kappas Enterprises for a Conditional Use Permit to operate a sand and gravel pumping operation and temporary batch plant on property zoned District AG, Agricultural District and described as Government Lots 1, 2, 3, 4 in Section 9, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (335 Cherry Avenue).
5. **Hearing: Development Plan Approval No. 2011-12 – Eastbrooke Gardens**
Application submitted by Brungardt Engineering, LLC for Eastbrooke Gardens, LP for Planned District Development Plan Approval for the proposed construction of a duplex development on property zoned District R-3/PD, Urban Residential Multi-Family (Medium Density)/Planned Development Overlay District and described as Lot 1, Block 7, Eastbrooke Eighth, an addition to the City of Kearney, Buffalo County, Nebraska (5611 Eastbrooke Drive).
6. **Vacation No. 1977-18 – Platted Utility Easement**
Application submitted by Dan Lindstrom, Attorney for KAAPA Ethanol Holdings, LLC to vacate the 10 foot and 20 foot wide utility easement as platted on property legally described as Lot 2, Block 2, Lake Villa Estates, an addition to the City of Kearney, Buffalo County, Nebraska. The 10 foot easement is located on the south lot line of Lot 2, commencing at the southwest corner of Lot 2 and extending easterly to a point at which it intersects the 20 foot portion of the easement that extends northerly from the south lot line of Lot 2 to the north lot line of Lot 2.
7. **Hearing: Rezoning No. 2018-03 – KAAPA Ethanol Holdings – Continued from the March 16, 2018 Planning Commission Meeting**
Application submitted by Dan Lindstrom, Attorney for KAAPA Ethanol Holdings, LLC for KAAPA Ethanol Holdings, LLC to rezone from District C-2, Community Commercial District to District C-2/PD, Community Commercial/Planned

Development Overlay District property described as Lot 1 and Lot 2, Block 2, Lake Villa Estates, an addition to the City of Kearney, Buffalo County, Nebraska (11 South Central Avenue).

8. Hearing: Development Plan Approval No. 2018-03 – KAAPA Business Office – Continued from the March 16, 2018 Planning Commission Meeting

Application submitted by Dan Lindstrom, Attorney for KAAPA Ethanol Holdings, LLC for KAAPA Ethanol Holdings, LLC for Planned District Development Plan Approval for the proposed construction of a business office building on property to be zoned District C-2/PD, Community Commercial/Planned Development Overlay District and described as Lot 1 and Lot 2, Block 2, Lake Villa Estates, an addition to the City of Kearney, Buffalo County, Nebraska (11 South Central Avenue).

9. Hearing: Rezoning No. 2018-04 – Platte Valley Auto

Application submitted by Jordan Starostka for Todd Booth to rezone from District C-2/PD, Community Commercial/Planned Development Overlay District to District C-3/PD, General Commercial/Planned Development Overlay District property described as Lot 1, Block 2, Windsor Estates Seventh Addition, an addition to the City of Kearney, Buffalo County, Nebraska (East of 4th Avenue and South of 44th Street).

10. Hearing: Development Plan Approval No. 2018-04 – Collision Center

Application submitted by Jordan Starostka for Todd Booth for Planned District Development Plan Approval for the proposed construction of a collision center on property to be zoned District C-3/PD, General Commercial/Planned Development Overlay District and described as Lot 1, Block 2, Windsor Estates Seventh Addition, an addition to the City of Kearney, Buffalo County, Nebraska (East of 4th Avenue and South of 44th Street).

11. Hearing: Rezoning No. 2018-05 Millennial Estates Second

Application submitted by Danny Starostka for Starostka Group Unlimited to rezone from District AG, Agricultural District 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).

12. Hearing: Preliminary Plat No. 2018-03 Millennial Estates Second

Application submitted by Danny Starostka for Starostka Group Unlimited for the Preliminary Plat for Millennial Estates Second 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***

13. Hearing: Final Plat No. 2018-03 Millennial Estates Second

Application submitted by Danny Starostka for Starostka Group Unlimited for the Final Plat for Millennial Estates Second 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).

14. Hearing: Annexation No. 2018-03 Millennial Estates Second

Application submitted by Danny Starostka for Starostka Group Unlimited for the annexation of Millennial Estates Second 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).

15. Hearing: Development Plan Approval No. 2018-05 Millennial Estates Second

Application submitted by Danny Starostka for Starostka Group Unlimited for Planned District Development Plan Approval for construction of a subdivision on property to be zoned 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).

16. Report/Comments from Board Members.

17. 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 46 th Street Kearney, NE 68847 627-6012 edthky@yahoo.com
Board Member Paul Fredrickson 914 Avenue D Kearney, NE 68847 222-0100 fastfreddy@fredconst.com	Dave Malone 506 West 22 nd Street Kearney, NE 68845 224-3188 dmalone@ipexneb.com	Richard McGinnis 11 21 st Avenue Place Kearney, NE 68845 325-4941 richmcginnisbanker@gmail.com
Board Member Jim McKeon 711 13th Avenue Kearney, NE 68845 236-2223 jlmckeo@nppd.com	Board Member Tami Moore 704 10 th Avenue Kearney, NE 68845 440-6992 mooretj@unk.edu	Board Member Justin Wolf 203 East 53 rd Street Place Kearney, NE 68847 627-3204 justinwolf@outlook.com

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