

# **PLANNING COMMISSION**

## **AGENDA**

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

**August 17, 2018**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held July 20, 2018.
4. **Street Vacation No. 2018-01 – A Portion of 19<sup>th</sup> Avenue**  
Application submitted by Lee McQueen for the State of Nebraska to vacate the portion of 19<sup>th</sup> Avenue which abuts Lot 1, Currie's Subdivision to the City of Kearney and Lot 12 and 13, Wheaton Place Addition to the City of Kearney, said tract being 414.18 feet long north to south and 60 feet wide. (19<sup>th</sup> Avenue south of University Drive, north of vacated 25<sup>th</sup> Street).
5. **Hearing: Rezoning No. 2018-12 – Big Wave Subdivision**  
Application submitted by Buffalo Surveying Corporation for Joshua Petersen c/o Big Wave Investment, LLC 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 Southeast Quarter of the Southeast Quarter of Section 4, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (West of Sweetwater Avenue and North of 11th Street).
6. **Hearing: Preliminary Plat No. 2018-08 – Big Wave Subdivision**  
Application submitted by Buffalo Surveying Corporation for Joshua Petersen c/o Big Wave Investment, LLC for the Preliminary Plat for Big Wave Subdivision, a subdivision being part of the Southeast Quarter of the Southeast Quarter of Section 4, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (West of Sweetwater Avenue and North of 11th Street). **\*FINAL ACTION\***
7. **Hearing: Final Plat No. 2018-08 – Big Wave Subdivision**  
Application submitted by Buffalo Surveying Corporation for Joshua Petersen c/o Big Wave Investment, LLC for the Final Plat for Big Wave Subdivision, a subdivision being part of the Southeast Quarter of the Southeast Quarter of Section 4, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (West of Sweetwater Avenue and North of 11th Street).

**8. Hearing: Rezoning No. 2018-13 – Reinke-Svacina Subdivision**

Application submitted by Buffalo Surveying Corporation for Samuel and Diane Reinke and Ronald and Diana Svacina to rezone from District AG, Agricultural District to District RR-2, Rural Residential District (Intermediate Standards) property described as a tract of land being part of the Northeast Quarter of the Northwest Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (1679 and 1681 East 56th Street, South side of 56th Street).

**9. Hearing: Preliminary Plat No. 2018-09 – Reinke-Svacina Subdivision**

Application submitted by Buffalo Surveying Corporation for Samuel and Diane Reinke and Ronald and Diana Svacina for the Preliminary Plat for Reinke-Svacina Subdivision, a subdivision being part of the Northeast Quarter of the Northwest Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (1679 and 1681 East 56th Street, South side of 56th Street).  
**\*FINAL ACTION\***

**10. Hearing: Final Plat No. 2018-09 – Reinke-Svacina Subdivision**

Application submitted by Buffalo Surveying Corporation for Samuel and Diane Reinke and Ronald and Diana Svacina for the Final Plat for Reinke-Svacina Subdivision, a subdivision being part of the Northeast Quarter of the Northwest Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (1679 and 1681 East 56th Street, South side of 56th Street).

**11. Partial Vacation No. 2012-13 – Fountain Hills Fifth Addition**

Application submitted by Miller & Associates for Grand West LLC to vacate Lot 1, Block 1, Fountain Hills Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska. (Northwest corner of 14th Avenue and 50th Street).

**12. Hearing: Preliminary Plat No. 2018-10 – Fountain Hills Eleventh Addition**

Application submitted by Miller & Associates for Grand West LLC for the Preliminary Plat for Fountain Hills Eleventh Addition, an Addition to the City of Kearney, Buffalo County Nebraska for property described as a tract of land being all of Lot 1, Block 1, Fountain Hills Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (to be vacated), and part of the Southwest Quarter of the Northwest Quarter, Section 26, Township 9 North, Range 16 West of the 6th P.M. Buffalo County, Nebraska. (Northwest corner of 14th Avenue and 50th Street). **\*FINAL ACTION\***

**13. Hearing: Final Plat No. 2018-10 – Fountain Hills Eleventh Addition**

Application submitted by Miller & Associates for Grand West LLC for the Final Plat for Fountain Hills Eleventh Addition, an Addition to the City of Kearney, Buffalo County Nebraska for property described as a tract of land being all of Lot 1, Block 1, Fountain Hills Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (to be vacated), and part of the Southwest Quarter of the Northwest Quarter, Section 26, Township 9 North, Range 16 West of the 6th P.M. Buffalo County, Nebraska. (Northwest corner of 14th Avenue and 50th Street).

**14. Hearing: Annexation No. 2018-10 – Fountain Hills Eleventh Addition**

Application submitted by Miller & Associates for Grand West LLC for the annexation for Fountain Hills Eleventh Addition, an Addition to the City of Kearney, Buffalo County Nebraska for property described as a tract of land being all of Lot 1, Block 1, Fountain Hills Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (to be vacated), and part of the Southwest Quarter of the Northwest Quarter, Section 26, Township 9 North, Range 16 West of the 6th P.M. Buffalo County, Nebraska. (Northwest corner of 14th Avenue and 50th Street).

**15. Hearing: Preliminary Plat No. 2018-11 – Arbor View Subdivision**

Application submitted by Miller & Associates for NP Land Development Inc. for the Preliminary Plat for Arbor View Subdivision, an Addition to the City of Kearney, Buffalo County Nebraska for property described as the South Half of the Northwest Quarter of Section 19, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, lying North and East of the Railroad Right of Way, and being also known as Tax Lot 5 (East of “N” Avenue, between 63rd Street and 67th Street). **\*FINAL ACTION\***

**16. Partial Vacation No. 2017-28 – Patriot Second Subdivision**

Application submitted by Miller & Associates for City of Kearney to vacate Lot 2, Patriot Second Subdivision, a subdivision being part of the Southeast Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Northeast Quarter of the Southwest Quarter, and part of the Northwest Quarter of the Southeast Quarter of Section 28, Township 9 North, Range 15 West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska.

**17. Hearing: Preliminary Plat No. 2018-12 – Patriot Industrial Park**

Application submitted by Miller & Associates for City of Kearney for the Preliminary Plat for Patriot Industrial Park, an Addition to the City of Kearney, Buffalo County Nebraska for property described as a tract of land being all of Lot 2 of Patriot Second Subdivision, a subdivision being a part of the Southeast Quarter of the Northwest Quarter; Part of the Southwest Quarter of the Northeast Quarter; Part of the Northeast Quarter of the Southwest Quarter; AND part of the Northwest Quarter of the Southeast Quarter of Section 28, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (to be vacated); AND a tract of land being part of the South Half of the Northwest Quarter; AND part of the North Half of the Southwest Quarter of Section 28, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Between Cherry Avenue and Airport Road, North of 45th Street). **\*FINAL ACTION\***

**18. Hearing: Final Plat No. 2018-12 – Patriot Industrial Park**

Application submitted by Miller & Associates for City of Kearney for the Final Plat for Patriot Industrial Park, an Addition to the City of Kearney, Buffalo County Nebraska for property described as a tract of land being all of Lot 2 of Patriot Second Subdivision, a subdivision being a part of the Southeast Quarter of the Northwest Quarter; Part of the Southwest Quarter of the Northeast Quarter; Part of the Northeast Quarter of the Southwest Quarter; AND part of the Northwest Quarter of the Southeast Quarter of Section 28, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (to be vacated); AND a tract of land

being part of the South Half of the Northwest Quarter; AND part of the North Half of the Southwest Quarter of Section 28, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Between Cherry Avenue and Airport Road, North of 45th Street).

**19. Hearing: Code Amendment No. 2018-02**

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

- Table 14-1 “Use Matrix” of Chapter 14 “Zoning District Regulations” “Industrial Use Types” (Miscellaneous Uses) to remove Planned Development Requirements (PD) from AG, UC, C-O, C-2, CBD, C-3 and BP zones and add Permitted by Conditional Use Permit for Communications Tower for zones AG, R-1, R-2, R-3, R-4, UC, C-O, C-1, C-2, CBD, C-3 and BP.
- Section 46-110 “Telecommunications Towers” of Chapter 46 “Supplemental Use Regulations” to transfer previous sub-section C to sub-section A regarding language pertaining to the regulations for the placement, construction and modification of radio, television and personal wireless service facilities; modify language pertaining to exemptions of satellite dish antennas; add language regarding fencing requirements; remove language pertaining to security fencing for required parking; add language to landscaping requirements; remove language pertaining to screening and vegetation requirements.

**20. ELECTION OF OFFICERS**

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

**22. 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.p.mcsweeney@gmail.com">jack.p.mcsweeney@gmail.com</a>	Board Member Monte Dakan 6605 Avenue M Place Kearney, NE 68847 293-7909 <a href="mailto:montedakan@hotmail.com">montedakan@hotmail.com</a>
Board Member Paul Fredrickson 914 Avenue D Kearney, NE 68847 222-0100 <a href="mailto:fastfreddy@fredconst.com">fastfreddy@fredconst.com</a>	Board Member Dave Malone 506 West 22 <sup>nd</sup> Street Kearney, NE 68845 224-3188 <a href="mailto:dmalone@ipexneb.com">dmalone@ipexneb.com</a>	Board Member 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 David Crook 1312 West 16 <sup>th</sup> Street Kearney, NE 68845 338-9755 <a href="mailto:david.j.crook@charter.net">david.j.crook@charter.net</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)