

# **PLANNING COMMISSION**

## **AGENDA**

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

**October 18, 2019**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held September 20, 2019.
4. **Hearing: Rezoning No. 2019-14 – Woodward 46<sup>th</sup> Avenue Subdivision**  
Application submitted by Buffalo Surveying Corp. for Marcile Woodward, Trustee, to rezone from District AG, Agricultural District to District RR-2, Rural Residential District (Intermediate Standards) for property described as a tract of land being part of the South Half of the South Half of the Southeast Quarter of the Northeast Quarter of Section 20, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (one half mile north of 56th Street, west of 46<sup>th</sup> Avenue).
5. **Hearing: Preliminary Plat No. 2019-14 – Woodward 46<sup>th</sup> Avenue Subdivision**  
Application submitted by Buffalo Surveying Corp. for Marcile Woodward, Trustee, for the Preliminary Plat for Woodward 46th Avenue Subdivision, for property described as the South Half of the South Half of the Southeast Quarter of the Northeast Quarter of Section 20, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (one half mile north of 56th Street, west of 46<sup>th</sup> Avenue). **\*FINAL ACTION\***
6. **Hearing: Final Plat No. 2019-14 Woodward 46<sup>th</sup> Avenue Subdivision**  
Application submitted by Buffalo Surveying Corp. for Marcile Woodward, Trustee, for the Final Plat for Woodward 46th Avenue Subdivision, for property described as the South Half of the South Half of the Southeast Quarter of the Northeast Quarter of Section 20, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (one half mile north of 56th Street, west of 46<sup>th</sup> Avenue).
7. **Hearing: Rezoning No. 2019-15 – Graczyk Addition**  
Application submitted by Graczyk Lawn and Landscape for Graczyk Properties, LLC, to rezone from District C-2, Community Commercial District to District C-3/PD, General Commercial/Planned Development Overlay District for property described as Lots 1 and 2 (to be vacated), Tacha Addition, an addition to the City of Kearney, Buffalo County, Nebraska (northwest of 11th Street and 30th Avenue intersection).

8. **Vacation No. 2014-11 – Tacha Addition**

Application submitted by Graczyk Lawn and Landscape for Graczyk Properties, LLC, to vacate Lots 1, 2, and 3, Tacha Addition, an addition to the City of Kearney, Buffalo County Nebraska, with said Lots being part of the South Half of the Southeast Quarter of Section 4, Township 8 North, Range 16 West of the 6<sup>th</sup> P.M., Buffalo County Nebraska (northwest of 11<sup>th</sup> Street and 30<sup>th</sup> Avenue intersection).

9. **Hearing: Preliminary Plat No. 2019-15 – Graczyk Addition**

Application submitted by Graczyk Lawn and Landscape for Graczyk Properties, LLC, for the Preliminary Plat for Graczyk Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being Lots 1, 2 and 3, Tacha Addition, an addition to the City of Kearney, Buffalo County, Nebraska (to be vacated), and being part of the South Half of the Southeast Quarter of Section 4, Township 8 North, Range 16 West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska (northwest of 11<sup>th</sup> Street and 30<sup>th</sup> Avenue intersection). **\*FINAL ACTION\***

10. **Hearing: Final Plat No. 2019-15 – Graczyk Addition**

Application submitted by Graczyk Lawn and Landscape for Graczyk Properties, LLC, for the Final Plat for Graczyk Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being Lots 1, 2 and 3, Tacha Addition, an addition to the City of Kearney, Buffalo County, Nebraska (to be vacated), and being part of the South Half of the Southeast Quarter of Section 4, Township 8 North, Range 16 West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska (northwest of 11<sup>th</sup> Street and 30<sup>th</sup> Avenue intersection).

11. **Hearing: Planned District Development Plan Approval No. 2019-15 – Graczyk Lawn & Landscape**

Application submitted by Graczyk Lawn and Landscape for Graczyk Properties, LLC for Planned District Development Plan Approval for the proposed construction of a warehouse office building and bulk material storage building on property to be zoned District C-3/PD, General Commercial/Planned Development Overlay District and described as a Lot 1, Graczyk Addition, an addition to the City of Kearney, Buffalo County, Nebraska (northwest of 11<sup>th</sup> Street and 30<sup>th</sup> Avenue intersection).

12. **Hearing: Rezoning No. 2019-16 – Western Nebraska Property Development Third Addition**

Application submitted by Miller & Associates for KPT&G, LLC, to rezone from District AG, Agricultural District to District R-3/PD, Urban Residential Multi-Family (Medium Density)/Planned Development Overlay District for property described as a tract of land being a part of Government Lot 3 of Section 10, Township 8 North, Range 16 West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska (south of 11<sup>th</sup> Street, west of Yanney Avenue, east of 22<sup>nd</sup> Avenue).

13. **Hearing: Preliminary Plat No. 2019-16 – Western Nebraska Property Development Third Addition**

Application submitted by Miller & Associates for KPT&G, LLC, for the Preliminary Plat for Western Nebraska Property Development Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being a part of Government Lot 3 of Section 10, Township 8 North, Range 16 West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska (south of 11<sup>th</sup> Street, west of Yanney Avenue, east of 22<sup>nd</sup> Avenue). **\*FINAL ACTION\***

- 14. **Hearing: Final Plat No. 2019-16 – Western Nebraska Property Development Third Addition**  
Application submitted by Miller & Associates for KPT&G, LLC, for the Final Plat for Western Nebraska Property Development Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being a part of Government Lot 3 of Section 10, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (south of 11th Street, west of Yanney Avenue, east of 22nd Avenue).
- 15. **Hearing: Annexation No. 2019-16 – Western Nebraska Property Development Third Addition**  
Application submitted by Miller & Associates for KPT&G, LLC, for the annexation of Western Nebraska Property Development Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being a part of Government Lot 3 of Section 10, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (south of 11th Street, west of Yanney Avenue, east of 22nd Avenue).
- 16. **Hearing: Planned District Development Plan Approval No. 2019-16 – Senior Living Facility**  
Application submitted by Bart Thomsen for GCP II Kearney Senior Living, LLC a/k/a KPT&G, LLC for Planned District Development Plan Approval for the proposed construction of a senior living facility on property to be zoned District R-3/PD, Urban Residential Multi-Family (Medium Density)/Planned Development Overlay District and described as a Lot 1, Western Nebraska Property Development Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska (south of 11th Street, west of Yanney Avenue, east of 22nd Avenue).
- 17. Report/Comments from Board Members.
- 18. Adjournment.

Chairman Stan Dart 2410 65th Avenue Place Kearney, NE 68845 308-234-1616 <a href="mailto:msdart@charter.net">msdart@charter.net</a>	Board Member Monte Dakan 6605 Avenue M Place Kearney, NE 68847 308-293-7909 <a href="mailto:montedakan@hotmail.com">montedakan@hotmail.com</a>	Board Member Marion McDermott 512 West 22nd Street Kearney, NE 68845 308-234-6500 <a href="mailto:marionmcd@charter.net">marionmcd@charter.net</a>
Vice-Chairman Richard McGinnis 11 21st Avenue Place Kearney, NE 68845 308-325-4941 <a href="mailto:richmcginnisbanker@gmail.com">richmcginnisbanker@gmail.com</a>	Board Member Jeremy Feusner 4706 14th Avenue Place Kearney, NE 68845 308-991-6906 <a href="mailto:jdfeusn@nppd.com">jdfeusn@nppd.com</a>	Board Member Patrick O'Neill 1510 West 37 <sup>th</sup> Street Kearney, NE 68845 308-293-4451 <a href="mailto:poneill@construction-rental.com">poneill@construction-rental.com</a>
Board Member Joey Cochran 1704 East 42nd Street Place Kearney, NE 68845 308-293-6445 <a href="mailto:jcochran@nlb.com">jcochran@nlb.com</a>	Board Member Dave Malone 4402 Avenue P Kearney, NE 68847 308-224-3188 <a href="mailto:dmalone@ipexneb.com">dmalone@ipexneb.com</a>	Board Member John Rickard 1431 East 67th Street Kearney, NE 68847 308-390-7426 <a href="mailto:johnrmidway@hotmail.com">johnrmidway@hotmail.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)