

# **PLANNING COMMISSION**

## **AGENDA**

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

**January 17, 2020**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held December 20, 2019.
4. **Hearing: Conditional Use Permit No. 2019-05 – Asphalt Batch Plant - Continued from the December 20, 2019 Planning Commission Meeting**  
Application submitted by Brad Vontz for Vontz Paving, Inc. for Waters View Inc., a Nebraska Corporation for a Conditional Use Permit to operate an asphalt batch plant on property zoned District AG, Agricultural District and described as part of Government Lots 3 and 4, as part of the Northwest Quarter of Section 11, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (South of 11th Street and East of Imperial Avenue).
5. **Hearing: Rezoning No. 2019-17 – K and S Second Subdivision**  
Application submitted by Buffalo Surveying Corp. for Mark Kottmeyer and Anna Eileen Kottmeyer 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 Southwest Quarter of the Southwest Quarter of Section 11, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (8725 17th Avenue).
6. **Hearing: Preliminary Plat No. 2019-17 – K and S Second Subdivision**  
Application submitted by Buffalo Surveying Corp. for Mark Kottmeyer and Anna Eileen Kottmeyer for the Preliminary Plat for K and S Second Subdivision, for property described as a tract of land being part of the Southwest Quarter of the Southwest Quarter of Section 11, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (8725 17th Avenue). **\*FINAL ACTION\***
7. **Hearing: Final Plat No. 2019-17 – K and S Second Subdivision**  
Application submitted by Buffalo Surveying Corp. for Mark Kottmeyer and Anna Eileen Kottmeyer for the Final Plat for K and S Second Subdivision, for property described as a tract of land being part of the Southwest Quarter of the Southwest Quarter of Section 11, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (8725 17th Avenue).

**8. Vacation of Platted Utility Easement No. 2007-05 – Meridian West**

Application submitted by Miller & Associates for 21st Century Investment Co., LLC, a Nebraska Limited Liability Company to vacate a sanitary sewer and water line easement of varying widths in Outlot "A" of Meridian West, an addition to the City of Kearney, Buffalo County, Nebraska, located in the Southeast Quarter of the Southeast Quarter of Section 33, Township 9 North, Range 16 West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska (Northwest Corner of 30th Avenue and West Highway 30).

**9. Vacation No. 2007-05 – Meridian West**

Application submitted by Miller & Associates for 21st Century Investment Co., LLC, a Nebraska Limited Liability Company to vacate all of lots 1 through 20, inclusive, and Outlot "A" of Meridian West, an addition to the City of Kearney, Buffalo County, Nebraska, located in the Southeast Quarter of the Southeast Quarter of Section 33, Township 9 North, Range 16 West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska (Northwest Corner of 30th Avenue and West Highway 30).

**10. Hearing: Rezoning No. 2019-18 – Meridian West Second**

Application submitted by Miller & Associates for 21st Century Investment Co., LLC, a Nebraska Limited Liability Company to rezone from District C-3/PD, General Commercial/Planned Development Overlay District to District C-3, General Commercial District for property described as a tract of land being all of Outlot A of Meridian West, an addition to the City of Kearney, Buffalo County, Nebraska (to be vacated), and being part of the Southeast Quarter of the Southeast Quarter of Section 33, Township 9 North, Range 16 West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska (Northwest Corner of 30th Avenue and West Highway 30).

**11. Hearing: Preliminary Plat No. 2019-18 – Meridian West Second**

Application submitted by Miller & Associates for 21st Century Investment Co., LLC, a Nebraska Limited Liability Company for the Preliminary Plat for Meridian West Second, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being all of Outlot A of Meridian West, an addition to the City of Kearney, Buffalo County, Nebraska (to be vacated), and being part of the Southeast Quarter of the Southeast Quarter of Section 33, Township 9 North, Range 16 West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska (Northwest Corner of 30th Avenue and West Highway 30). **\*FINAL ACTION\***

**12. Hearing: Final Plat No. 2019-18 – Meridian West Second**

Application submitted by Miller & Associates for 21st Century Investment Co., LLC, a Nebraska Limited Liability Company for the Final Plat for Meridian West Second, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being all of Outlot A of Meridian West, an addition to the City of Kearney, Buffalo County, Nebraska (to be vacated), and being part of the Southeast Quarter of the Southeast Quarter of Section 33, Township 9 North, Range 16 West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska (Northwest Corner of 30th Avenue and West Highway 30).

- 13. Vacation of Platted Utility Easement No. 2013-20 – Turkey Creek Second Subdivision**  
Application submitted by Miller & Associates for Turkey Creek Properties, LLC, a Nebraska Corporation, to vacate part of the 10 foot wide Utility Easements located in Turkey Creek Second Subdivision, being part of Government Lots 6, 7 and 9 and Accretions abutting said Lots, in Section 10, Township 8 North, Range 16 West, of the 6<sup>th</sup> P.M., Buffalo County, Nebraska (West of Yanney Avenue and North of Interstate 80).
- 14. Vacation No. 2013-20 – Turkey Creek Second Subdivision**  
Application submitted by Miller & Associates for Turkey Creek Properties, LLC, a Nebraska Corporation, to vacate part of Turkey Creek Second Subdivision, part of Government Lots 6, 7 and 9 and Accretions abutting said Lots, Section 10, Township 8 North, Range 16 West, of the 6<sup>th</sup> P.M., Buffalo County, Nebraska (West of Yanney Avenue and North of Interstate 80).
- 15. Hearing: Rezoning No. 2019-19 – Turkey Creek Third Subdivision**  
Application submitted by Miller & Associates for Turkey Creek Properties, LLC, a Nebraska Corporation, to rezone from District RR-1/PD, Rural Residential District (Rural Standards)/Planned Development Overlay District to District AG, Agricultural District for property described as a tract of land being part of Outlot C, Block 1, being part of Lot 12, and part of Outlot B, Block 2, being all of Lots 1, 2, 3, 4, 5, 7, 8, 9 and part of Lot 6, Block 3, being all of Lot 1, and Outlot D, Block 4, and part of Turkey Creek Boulevard of Turkey Creek Second Subdivision, a subdivision being part of Government Lot 6, Government Lot 7 and Government Lot 9, and accretions abutting said lots, Section 10, Township 8 North, Range 16 West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska (West of Yanney Avenue and North of Interstate 80).
- 16. Hearing: Preliminary Plat No. 2019-19 – Turkey Creek Third Subdivision**  
Application submitted by Miller & Associates for Turkey Creek Properties, LLC, a Nebraska Corporation for the Preliminary Plat for Turkey Creek Third Subdivision, for property described as a tract of land being part of Government Lot 5, part of Government Lot 6, part of Government Lot 7, part of Government Lot 8, Government Lot 9, and accretions thereto, Section 10, Township 8 North, Range 16 West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska (West of Yanney Avenue and North of Interstate 80). **\*FINAL ACTION\***
- 17. Hearing: Final Plat No. 2019-19 – Turkey Creek Third Subdivision**  
Application submitted by Miller & Associates for Turkey Creek Properties, LLC, a Nebraska Corporation for the Final Plat for Turkey Creek Third Subdivision, for property described as a tract of land being all of Lot 11, part of Lot 12, and part of Outlot B, Block 2, part of Lot 6, Block 3, and part of Turkey Creek Boulevard of Turkey Creek Second Subdivision (to be vacated), being part of Government Lot 6, Government Lot 7 and Government Lot 9, and accretions thereto, Section 10, Township 8 North, Range 16 West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska (West of Yanney Avenue and North of Interstate 80).

**18. Hearing: Conditional Use Permit No. 2019-06 – Turkey Creek Third Subdivision**

Application submitted by Miller & Associates for Turkey Creek Properties, LLC, a Nebraska Corporation for a Conditional Use Permit to operate a sand and gravel mining operation on property zoned District AG, Agricultural District and described as a tract of land being part of Government Lot 6, part of Government Lot 7, part of Government Lot 8, and Accretions thereto, Section 10, Township 8 North, Range 16 West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska. (West of Yanney Avenue and North of Interstate 80).

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

**20. 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 37th 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 6309 Avenue L Place 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)