

# PLANNING COMMISSION

## AGENDA May 15, 2020 9:00 a.m.

View from your computer, tablet or smartphone: <https://www.gotomeet.me/cityofkearney>

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1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held April 17, 2020.
4. **Partial Vacation No. 1977-18 – Lots 15 and 16, Block 2, Lake Villa Estates**  
Application submitted by Buffalo Surveying Corp. for Ron Blessing and Pamela Blessing to vacate Lot 15 and Lot 16, Block 2, Lake Villa Estates, an addition to the City of Kearney, Buffalo County, Nebraska (311 Huron Drive).
5. **Hearing: Land Use Map Amendment No. 2020-01 – Lake Villa Estates Fourth**  
Application submitted by Buffalo Surveying Corp. for Blessing Premier Property, LLC, c/o Ron Blessing, for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Rural Estates and Agriculture to Low Density Residential for property described as a tract of land being accretion land lying south of Government Lot 4 and abutting Lot 15 and Lot 16, Block 2, Lake Villa Estates, an addition to the City of Kearney, Buffalo County, Nebraska, located in Section 13, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (South of 311 Huron Drive).
6. **Hearing: Rezoning No. 2020-03 – Lake Villa Estates Fourth**  
Application submitted by Buffalo Surveying Corp. for Blessing Premier Property, LLC, c/o Ron Blessing, to rezone from District AG, Agricultural District to District R-1, Urban Residential Single-Family District (Low Density) for property described as a tract of land being accretion land lying south of Government Lot 4 and abutting Lot 15 and Lot 16, Block 2, Lake Villa Estates, an addition to the City of Kearney, Buffalo County, Nebraska, located in Section 13, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (South of 311 Huron Drive)
7. **Hearing: Preliminary Plat No. 2020-04 – Lake Villa Estates Fourth**  
Application submitted by Buffalo Surveying Corp. for Blessing Premier Property, LLC, c/o Ron Blessing for the Preliminary Plat for Lake Villa Estates Fourth, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being all of Lot 15 and all of Lot 16, with said Lots to be vacated, Block 2, Lake Villa Estates, an addition to the City of Kearney, Buffalo County, Nebraska and accretion land lying south of Government Lot 4 and abutting said Lot 15 and Lot 16, on the South, all located in Section 13, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (311 Huron Drive). **\*FINAL ACTION\***

**8. Hearing: Final Plat No. 2020-04 – Lake Villa Estates Fourth**

Application submitted by Buffalo Surveying Corp. for Blessing Premier Property, LLC, c/o Ron Blessing for the Final Plat for Lake Villa Estates Fourth, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being all of Lot 15 and all of Lot 16, with said Lots to be vacated, Block 2, Lake Villa Estates, an addition to the City of Kearney, Buffalo County, Nebraska and accretion land lying south of Government Lot 4 and abutting said Lot 15 and Lot 16, on the South, all located in Section 13, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (311 Huron Drive located 475 feet west of Winnipeg Road on the south side of Huron Drive).

**9. Hearing: Annexation No. 2020-04 – Lake Villa Estates Fourth**

Application submitted by Buffalo Surveying Corp. for Blessing Premier Property, LLC, c/o Ron Blessing for the annexation of a portion of Lake Villa Estates Fourth, an addition to the City of Kearney, Buffalo County, Nebraska, being a tract of land being accretion land lying south of Government Lot 4 and abutting Lot 15 and Lot 16, Block 2, Lake Villa Estates, an addition to the City of Kearney, Buffalo County, Nebraska, located in Section 13, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (South of 311 Huron Drive).

**10. Partial Vacation No. Prior to 1950-18 – East Lawn Second Addition**

Lots 1, 2, 3, the East 20 feet of Lot 4, and the East 20 feet of lot 9, all of Lots 10, 11, and 12, Block 124, Second East Lawn Addition, an Addition to the City of Kearney, Buffalo County, Nebraska, being located in part of the Southwest Quarter of the Northeast Quarter of Section 31), Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska.

**11. Hearing: Rezoning No. 2020-04 – William Estates**

Application submitted by William Diessner for B & G Investments, LLC, to rezone from District R-1, Urban Residential Single-Family District (Low Density) to District R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District for property described as a tract of land located in the Southwest Quarter of the Northeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M. in the City of Kearney, Buffalo County, Nebraska (2100 East 34th Street).

**12. Hearing: Preliminary Plat No. 2020-05 – William Estates**

Application submitted by William Diessner for B & G Investments, LLC, for the Preliminary Plat for William Estates, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land located in the Southwest Quarter of the Northeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M. in the City of Kearney, Buffalo County, Nebraska (2100 East 34th Street). **\*FINAL ACTION\***

**13. Hearing: Final Plat No. 2020-05 – William Estates**

Application submitted by William Diessner for B & G Investments, LLC, for the Final Plat for William Estates, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land located in the Southwest Quarter of the Northeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M. in the City of Kearney, Buffalo County, Nebraska (2100 East 34th Street).

**14. Planned District Development Plan Approval No. 2020-04**

Application submitted by William Diessner for B & G Investments, LLC, for Planned District Development Plan Approval for the proposed construction of a multi-family development on property to be zoned District R-2/PD, Urban Residential Mixed-Density/Planned Development

Overlay District and described as a Lots 1 and 2, William Estates, an addition to the City of Kearney, Buffalo County, Nebraska (2100 East 34th Street).

- 15. **Hearing: Rezoning No. 2020-05 – 4319 Imperial Road – Select Sprayers**  
Application submitted by the City of Kearney for Select Sprayers and Equipment, LLC, c/o Dennis Jorgensen to rezone from District AG, Agricultural District to District M-1, Limited Industrial District for property described as a tract of land being part of the West Half of the Southwest Quarter of Section 26, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (4319 Imperial Road).
- 16. **Hearing: Rezoning No. 2020-05 – 7890 East Highway 30 – Winfield Solutions**  
Application submitted by the City of Kearney for Winfield Solutions, LLC, c/o Land O'Lakes to rezone from District AG, Agricultural District to District M-1, Limited Industrial District for property described as a tract of land being Government Lot 1 and part of the Northwest Quarter of the Southwest Quarter of Section 26, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (7980 East Highway 30).
- 17. **Hearing: Rezoning No. 2020-05 – 8050 East Highway 30 – M & N Ventures**  
Application submitted by the City of Kearney for M&N Ventures, LLC, c/o Neil Benson to rezone from District AG, Agricultural District to District M-1, Limited Industrial District for property described as a tract of land being Government Lot 1 and part of the Southwest Quarter of Section 26, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (8050 East Highway 30).
- 18. **Hearing: Rezoning No. 2020-05 – 8200 East Highway 30 – Flatrock Group**  
Application submitted by the City of Kearney for Flatrock Group, LLC, a Nebraska Limited Liability Company, c/o Lorri Brockman to rezone from District AG, Agricultural District to District M-1, Limited Industrial District for property described as a tract of land being part of the Southwest Quarter of Section 26, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (8200 East Highway 30).
- 19. Reports.
- 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 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 Monte Dakan 6605 Avenue M Place Kearney, NE 68847 308-293-7909 <a href="mailto:montedakan@hotmail.com">montedakan@hotmail.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 Dave Malone 4402 Avenue P Kearney, NE 68847 308-224-3188 <a href="mailto:dmalone@ipexneb.com">dmalone@ipexneb.com</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 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 John Rickard 6309 Avenue L Place Kearney, NE 68847 308-390-7426 <a href="mailto:johnrmidway@hotmail.com">johnrmidway@hotmail.com</a>	Board Member Melissa Scott-Pandorf 612 West 68th Street Kearney, NE 68845 308-402-679-6476 <a href="mailto:mmscottp@gmail.com">mmscottp@gmail.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)