

PLANNING COMMISSION

AGENDA

August 21, 2020

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held July 17, 2020.
4. **Partial Vacation No. 2011-01 – Austin Estates Fourth Subdivision**
Application submitted by Trenton Snow for Jesse and Melissa Pandorf to vacate the platted side yard setback and platted rear yard setback for Lot 1, Austin Estates Fourth Subdivision, a tract of land being part of the West Half of the Northeast Quarter of Section 23, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (612 West 68th Street).
5. **Partial Vacation No. Prior to 1950-23 – Lincoln Way Villa Plots**
Application submitted by Chris Kabourek for Board of Regents of the University of Nebraska, a Public Body to vacate all of Lots 5 and 6, and part of Lots 1, 2, 3, 4, 7, 8, Lincoln Way Villa Plots, a subdivision of Kearney, Nebraska, located in part of the North Half of the Northeast Quarter of the Northeast Quarter, Section 3, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (2800 West 24th Street).
6. **Hearing: Land Use Map Amendment No. 2020-02**
Proposed amendment of the 2016 Comprehensive Development Plan for the City of Kearney to update the Future Land Use Map of the Area to align with potential development along the Kearney East Expressway from 11th Street to Coal Chute Road.
7. **Hearing: Code Amendment No. 2020-02**
Proposed amendments to the following chapters/sections of the City Code as follows:
 - Section 30-101 “Purpose” of Chapter 30 “District BP, Business Park District” to add and remove language to provide clarification to align with the purpose of the Business Park zoning district including the removal of extensive and abundant and the inclusion of pedestrian and the typical district location along the Kearney East Expressway and other developing highway and major arterial corridors.
 - Section 30-102 “Site Development Regulations” of Chapter 30 “District BP, Business Park District” to add and remove language found in the table which will update setbacks with new Kearney East Expressway, increase maximum building coverage percentage, remove unused site development regulation qualifiers and set a minimum lot size for Planned Development District requirements.

- Section 46-105 “Supplemental Use Regulations: Commercial Uses” of Chapter 46 “Supplemental Use Regulations” to add sub-section L titled Agricultural Sales and Services pertaining to the added supplemental use regulations for the use type of agricultural sales and services.
- Section 48-103 “Landscaping Requirements” of Chapter 48 “Landscaping and Screening Standards” to add language to sub-section A setting 30-feet for any zoning district as the depth of landscaping requirements along the Kearney East Expressway.
- Section 48-105 “Bufferyard and Screening Provisions” of Chapter 48 “Landscaping and Screening Standards” to add notes to clarify screening requirements in the M-1 and M-2 zoning districts and allow for 10-foot opaque barrier for screening along the Kearney East Expressway.
- Section 48-107 “Tree Plantings” of Chapter 48 “Landscaping and Screening Standards” to modify requirements for number of trees required to align with street frontage versus square feet of bufferyard.
- Section 48-108 “General Provisions” of Chapter 48 “Landscaping and Screening Standards” to add requirements for maintenance of required landscape areas and allowed gravel areas.
- Section 49-106 “Off-Street Parking Design Standards” of Chapter 49 “Off-Street Parking” to add regulations for allowed gravel areas in the Business Park (BP) zoning district.
- Table 14-1 “Use Matrix” of Chapter 14 “Zoning District Regulations” to include the following amendments: under “Civic Use Types” column titled BP to amend Clubs (Recreational) and Public Assembly from Permitted by Conditional Use Permit to Permitted by right or by right subject to supplemental regulations, under Group Care Facility (Limited) under column titled BP amend from Planned Development Required to Permitted by Conditional Use Permit; under “Office Use Types” columns titled C-3 & BP to amend Corporate Offices from Planned Development Required to Permitted by right or by right subject to supplemental regulations; under “Commercial Use Types” column titled BP to add Permitted by right or by right subject to supplemental regulations to Ag Sales/Service, Equip Rental/Sales and Equipment Repair; under Business/Trade School to amend from Planned Development Required to Permitted by Conditional Use Permit; under Supplemental Regulations for Ag Sales/Service add reference to 46-105L; under Restricted Adult Entertainment Business amend the Supplemental Regulation from 46-105J to 46-105K; under “Parking and Transportation Use Types” column titled BP to amend Truck Terminal from Planned Development Required to Permitted by right or by right subject to supplemental regulations; under “Industrial Use Types” column titled BP to amend Light Industry from Permitted by Conditional Use Permit to Permitted by right or by right subject to supplemental regulations; under “Miscellaneous Uses” column titled BP to amend LWECS from Planned Development Required to Permitted by Conditional Use Permit and add entire title to LWECA and SWECS.

8. Election of Officers

9. Reports.

10. Adjournment.

Chairman Stan Dart 2410 65th Avenue Place Kearney, NE 68845 308-234-1616 msdart@charter.net	Board Member Joey Cochran 1704 East 42nd Street Place Kearney, NE 68845 308-293-6445 jcochran@nlhb.com	Board Member Monte Dakan 6605 Avenue M Place Kearney, NE 68847 308-293-7909 montedakan@hotmail.com
Board Member Jeremy Feusner 4706 14th Avenue Place Kearney, NE 68845 308-991-6906 jdfeusn@nppd.com	Board Member Dave Malone 4402 Avenue P Kearney, NE 68847 308-224-3188 dmalone@ipexneb.com	Vice-Chairman Richard McGinnis 11 21st Avenue Place Kearney, NE 68845 308-325-4941 richmcginnisbanker@gmail.com
Board Member Brent Yaw 207 East 32 nd Street Kearney, NE 68847 308-237-2961 brentyaw@icloud.com	Board Member John Rickard 6309 Avenue L Place Kearney, NE 68847 308-390-7426 johnrmidway@hotmail.com	Board Member Melissa Scott-Pandorf 612 West 68 th Street Kearney, NE 68845 308-402-679-6476 mmscottp@gmail.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