

PLANNING COMMISSION

AGENDA

October 16, 2020

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held September 18, 2020.
4. **Alley Vacation No. 2020-02**
Application submitted by Trenton Snow for RYGA, LLC c/o Gary Behlmann to vacate the 14 foot wide alley as it abuts Lots 1 through 14, Block 15, Whiteaker's Grove Addition to the City of Kearney, Buffalo County, Nebraska (North-South alley from 20th Street to 21st Street between Avenue N and Avenue O).
5. **Street Vacation No. 2020-03**
Application submitted by Miller & Associates for TBK Transmissions, LLC to vacate all of Banner Avenue as it abuts Lots 2, 3 and 4, Block 1 on the West and Lot 1, Block 2 on the East, all in Pete's Town & Country Addition, a subdivision being part of Government Lots 4 and 5 located in the Southwest Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska and Lot 1, Northeast Industrial Fourth Subdivision, a subdivision being part of Government Lot 1 and 5 located in the Southwest Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska. (Northeast corner of 39th Street and Antelope Avenue).
6. **Hearing: Rezoning No. 2020-10**
Application submitted by Miller & Associates for TBK Transmissions, LLC to rezone from District C-3, General Commercial District to District C-3/PD, General Commercial/Planned Development Overlay District for property described as Lot 1, Block 2, Pete's Town & Country Addition, a subdivision being part of Government Lots 4 and 5 located in the Southwest Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska; AND the West Half of vacated Banner Avenue in Pete's Town & Country Addition, a subdivision being part of Government Lots 4 and 5 located in the Southwest Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Northeast corner of 39th Street and Antelope Avenue).
7. **Hearing: Planned District Development Plan Approval No. 2020-10**
Application submitted by Miller & Associates for TBK Transmissions, LLC for Planned District Development Plan Approval for the proposed construction of a commercial transmission/auto repair building on property zoned District C-3/PD, General Commercial/Planned Development Overlay District and described as Lot 1,

Block 2, Pete's Town & Country Addition, part of the Southwest Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Northeast corner of 39th Street and Antelope Avenue).

8. Hearing: Rezoning No. 2020-11– Proposed Oak Park Center Second

Application submitted by Miller & Associates for Sorensen Acres, LLC, a Nebraska Limited Liability Company to rezone from District AG, Agricultural District to District C-2, Community Commercial District for property described as a tract of land being part of the Northeast Quarter of the Northeast Quarter, Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Northwest corner of 54th Street and 2nd Avenue).

9. Hearing: Final Plat No. 2020-09 – Proposed Oak Park Center Second

Application submitted by Miller & Associates for Sorensen Acres, LLC, a Nebraska Limited Liability Company for the Final Plat for Oak Park Center Second, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of the Northeast Quarter of the Northeast Quarter, Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Northwest corner of 54th Street and 2nd Avenue).

10. Hearing: Annexation No. 2020-09 – Proposed Oak Park Center Second

Application submitted by Miller & Associates for Sorensen Acres, LLC, a Nebraska Limited Liability Company for the annexation of Oak Park Center Second, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of the Northeast Quarter of the Northeast Quarter, Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Northwest corner of 54th Street and 2nd Avenue).

11. Hearing: Annexation No. 2020-01

Proposed annexation of the following tract of land to be included within the corporate limits: A tract of land being part of the South Half of the Southwest Quarter of Section 21, part of the Northwest Quarter and part of the West Half of the Northeast Quarter of Section 28, part of the East Half of the Northeast Quarter of Section 29, all in Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, Lots 1 and 2, Patriot First Subdivision, a Subdivision being part of the East Half of the Northwest Quarter and part of the West Half of the Northeast Quarter of Section 28, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska and including all of those parts of Cherry Avenue, Avenue A (aka Airport Road), Avenue B (aka Piper Avenue) and 56th Street, lying within the above described lands and more particularly described as follows: BEGINNING at the Southwest corner of the Southwest Quarter of said Section 21; thence S 89°58'22" E on the South line of said Southwest Quarter, and all bearings contained herein are relative thereto, a distance of 140.36 to the Easterly line of the Central Nebraska Natural Resources District Drainage Tract; thence N 00°10'45" E on said Easterly line and parallel with the West line of said Southwest Quarter a distance of 61.65 feet to the North line of 56th Street; thence S 89°56'44" E on the North line of said 56th Street a distance of

689.63 feet; thence Southeasterly on a tangent curve to the Right, having a central angle of 07°34'48", a radius of 8060.00 feet, an arc length of 1066.31 feet, and a chord bearing of S 86°09'20" E a distance of 1065.53 feet; thence S 82°23'02" E continuing on said North line of 56th Street a distance of 901.03 feet; thence N 07°36'58" E continuing on said North line a distance of 40.14 feet; thence S 82°23'02" E continuing on said North line a distance of 561.60 feet; thence N 07°28'07" E continuing on said North line a distance of 10.00 feet; thence S 82°23'02" E continuing on said North line and its Easterly extension a distance of 91.00 feet to the East right-of-way line of Avenue A (aka Airport Road); thence S 07°28'07" W on said East right-of-way line a distance of 1387.78 feet to the Easterly extension of the South line of Patriot First Subdivision and the North line of Cessna Street and the existing Corporate Limits of the City of Kearney; thence N 82°30'59" W on the South line of said Patriot First Subdivision and the North line of Cessna Street and its Westerly extension and on the existing Corporate Limits of the City of Kearney, a distance of 915.63 feet to the West right-of-way line of Avenue B (aka Piper Avenue); thence S 07°26'42" W on the West right-of-way line of Avenue B (aka Piper Avenue) and on the existing Corporate Limits of the City of Kearney a distance of 1097.84; thence N 89°46'58" W and on the existing Corporate Limits of the City of Kearney a distance of 961.73 feet; thence N 05°49'22" W a distance of 1124.87 feet; thence N 89°49'22" W and on the existing Corporate Limits of the City of Kearney a distance of 1174.10 feet to the West right-of-way line of Cherry Avenue; thence N 00°10'38" E on said West right-of-way line of Cherry Avenue a distance of 1386.92 feet to the North line of the Northeast Quarter of Section 29; thence S 89°25'49" E on said North line a distance of 33.00 feet to the Point of Beginning, containing 136.97 acres, more or less, all in Buffalo County, Nebraska (Located South of 56th Street between the Kearney East Expressway and Airport Road, West of Airport Road, North and West of Cessna Street, West of Piper Avenue, North of Patriot Boulevard, East of Cherry Avenue and Kearney East Expressway).

12. Reports.

13. 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@nlmb.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 308-627-2951 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