

PLANNING COMMISSION

AGENDA

December 18, 2020

9:00 a.m.

*****No Physical Meeting Occurring in the Council Chambers at City Hall
TO ACCESS THE MEETING:**

View from your computer, tablet or smartphone: <https://www.gotomeet.me/CityofKearneyView> through the GoToMeeting App: 773-693-677 (known as the Meeting ID) Listen to audio only through your phone: 1-224-501-3412; Access Code: 773-693-677

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held November 20, 2020.
4. **Vacation No. 2019-04 – Continued to the January 15, 2021 Planning Commission Meeting**
Application submitted by Danny Starostka for Starostka Group Unlimited to vacate all of Lot 1 and Lot 15, Block 2, Millennial Estates Third Addition, located in part of the Northwest Quarter of the Northeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M. Buffalo County, Nebraska. (South of 39th Street, West of Avenue X, North of 37th Street).
5. **Hearing: Rezoning No. 2020-12 - Continued to the January 15, 2021 Planning Commission Meeting**
Application submitted by Danny Starostka for Starostka Group Unlimited to rezone from District AG, Agricultural District to District R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District for property described as a tract of land located in part of the Northwest Quarter of the Northeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (South of 39th Street, West of Avenue X, North of 37th Street).
6. **Hearing: Preliminary Plat No. 2020-10 - Continued to the January 15, 2021 Planning Commission Meeting**
Application submitted by Danny Starostka for Starostka Group Unlimited for the Preliminary Plat for Millennial Estates Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land located in part of the Northwest Quarter of the Northeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (South of 39th Street, West of Avenue X, North of 37th Street). ***FINAL ACTION***
7. **Hearing: Final Plat No. 2020-10 - Continued to the January 15, 2021 Planning Commission Meeting**
Application submitted by Danny Starostka for Starostka Group Unlimited for the Final Plat for Millennial Estates Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land located in part of the Northwest Quarter of the Northeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (South of 39th Street, West of Avenue X, North of 37th Street).

8. Hearing: Annexation No. 2020-10 - Continued to the January 15, 2021 Planning Commission Meeting

Application submitted by Danny Starostka for Starostka Group Unlimited for the annexation of Millennial Estates Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land located in part of the Northwest Quarter of the Northeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (South of 39th Street, West of Avenue X, North of 37th Street).

9. Hearing: Planned District Development Plan Approval No. 2020-12 - Continued to the January 15, 2021 Planning Commission Meeting

Application submitted by Danny Starostka for Starostka Group Unlimited for Planned District Development Plan Approval for the proposed construction of a subdivision on property to be zoned District R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District and described as a tract of land located in part of the Northwest Quarter of the Northeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (South of 39th Street, West of Avenue X, North of 37th Street).

10. Hearing: Code Amendment No. 2020-02 - Proposed Code Amendments to Chapter 57

Proposed amendments to the following chapters/sections of the City Code as follows:

- Section 57-103 “Rules for Distributing Improvement Costs for Districts” of Chapter 57 “Improvement Financing and Guarantees” to add the language “fittings, valves, fire hydrants, booster pumps” to the services installed at the time of water construction under sub-section A, number 2; to add the language “lift stations” to the services installed at the time of sanitary sewer construction under sub-section A, number 3; and to remove the language “valves, fittings, booster pumps and fire hydrants” from the incremental cost of water mains over eight (8) in diameter under sub-section B, number 2; and to remove the language “and lift stations” from the costs for sewage treatment plants paid for by the City under sub-section B, number-3.
- Section 57-109 “Notification of Completion and Acceptance by City” of Chapter 57 “Improvement Financing and Guarantees” to add language to sub-section A notifying the “Director of Public Works and/or the Director of Utilities” of public improvement substantial competitions and to add the language “Director of Public Works and/or the Director of Utilities” to sub-section A, numbers 1, 2 and 4 regarding the completion of public improvements.

11. Reports.

12. 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@nlb.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