

# **PLANNING COMMISSION**

## **AGENDA**

**March 19, 2021**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held February 19, 2021.
4. **Hearing: Rezoning No. 2021-02 – Proposed Hofferber – Capellen Subdivision**  
Application submitted by Buffalo Surveying Corp. for Craig and Kimberly Capellen and Brent and Carolyn Hofferber to rezone from District AG, Agricultural District to District RR-1, Rural Residential District (Rural Standards) for property described as a tract of land being part of the Southeast Quarter of the Northwest Quarter of Section 8, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (East of Antelope Avenue and North of 92nd Street).
5. **Hearing: Preliminary Plat No. 2021-02– Proposed Hofferber – Capellen Subdivision**  
Application submitted by Buffalo Surveying Corp. for Craig and Kimberly Capellen and Brent and Carolyn Hofferber for the Preliminary Plat for Hofferber – Capellen Subdivision, a subdivision being part of the Southeast Quarter of the Northwest Quarter of Section 8, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, for property described as a tract of land being part of the Southeast Quarter of the Northwest Quarter of Section 8, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (East of Antelope Avenue and North of 92nd Street). **\*FINAL ACTION\***
6. **Hearing: Final Plat No. 2021-02 – Proposed Hofferber – Capellen Subdivision**  
Application submitted by Buffalo Surveying Corp. for Craig and Kimberly Capellen and Brent and Carolyn Hofferber for the Final Plat for Hofferber – Capellen Subdivision, a subdivision being part of the Southeast Quarter of the Northwest Quarter of Section 8, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, for property described as a tract of land being part of the Southeast Quarter of the Northwest Quarter of Section 8, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (East of Antelope Avenue and North of 92nd Street).
7. **Subdivision Vacation No. 2007-18**  
Application submitted by Buffalo Surveying Corp. for Nancy Norwood, Trustee of the Nancy A. Norwood Revocable Trust, to vacate all of Lot One, Block One of Stoneridge Tenth Addition, an addition to the City of Kearney, Buffalo County,

Nebraska, located in part of the Southeast Quarter of Section 24, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (North of Eastbrooke Drive and Avenue K and East of Stoneridge Lake).

**8. Hearing: Rezoning No. 2021-03 – Stoneridge Tenth Addition**

Application submitted by Buffalo Surveying Corp. for NP Land Development, Inc., a Nebraska Corporation and Nancy Norwood, Trustee 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 part of the Northeast Quarter of the Southeast Quarter of Section 24, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (North of Eastbrooke Drive and Avenue K and East of Stoneridge Lake).

**9. Hearing: Preliminary Plat No. 2021-03 - Stoneridge Tenth Addition**

Application submitted by Buffalo Surveying Corp. for NP Land Development, Inc., a Nebraska Corporation and Nancy Norwood, Trustee for the Preliminary Plat for Stoneridge Tenth Addition, 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 Southeast Quarter of Section 24, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska with said tract of land being inclusive of to be vacated Lot 1, Block Two, Stoneridge Eighth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (North of Eastbrooke Drive and Avenue K and East of Stoneridge Lake). **\*FINAL ACTION\***

**10. Hearing: Final Plat No. 2021-03 - Stoneridge Tenth Addition**

Application submitted by Buffalo Surveying Corp. for NP Land Development, Inc., a Nebraska Corporation and Nancy Norwood, Trustee for the Final Plat for Stoneridge Tenth Addition, 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 Southeast Quarter of Section 24, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska with said tract of land being inclusive of to be vacated Lot 1, Block Two, Stoneridge Eighth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (North of Eastbrooke Drive and Avenue K and East of Stoneridge Lake).

**11. Hearing: Annexation No. 2021-03 - Stoneridge Tenth Addition**

Application submitted by Buffalo Surveying Corp. for NP Land Development, Inc., a Nebraska Corporation and Nancy Norwood, Trustee for the annexation of Stoneridge Tenth Addition, 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 Southeast Quarter of Section 24, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska with said tract of land being inclusive of to be vacated Lot 1, Block Two, Stoneridge Eighth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (North of Eastbrooke Drive and Avenue K and East of Stoneridge Lake). Location: Undeveloped Land North of 6104 Avenue K and East of the Lake

**12. Subdivision Vacation No. 2019-09**

Application submitted by Miller & Associates for Compute North NE05, LLC to vacate all of Lot Two of Tech One Second Subdivision, located in part of the Northeast Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (3215 Global Drive Place).

**13. Hearing: Future Land Use Map Amendment No. 2021-04 – Tech One Third Subdivision**

Application submitted by Miller & Associates for the City of Kearney and Compute North NE05, LLC for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Business Park and Light Industrial to Business Park for property described as a tract of land being part of the Northeast Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (3215 Global Drive Place).

**14. Hearing: Rezoning No. 2021-04 – Tech One Third Subdivision**

Application submitted by Miller & Associates for the City of Kearney and Compute North NE05, LLC to rezone from District M-1, Limited Industrial District and District BP/PD, Business Park/Planned Development Overlay District to District BP, Business Park District for property described as a tract of land being part of the Northeast Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (3215 Global Drive Place).

**15. Hearing: Preliminary Plat No. 2021-04 – Tech One Third Subdivision**

Application submitted by Miller & Associates for the City of Kearney and Compute North NE05, LLC for the Preliminary Plat for Tech One Third Subdivision, a subdivision being part of the Northeast Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, for property described as a tract of land being part of the Northeast Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (3215 Global Drive Place). **\*FINAL ACTION\***

**16. Hearing: Final Plat No. 2021-04**

Application submitted by Miller & Associates for the City of Kearney and Compute North NE05, LLC for the Final Plat for Tech One Third Subdivision, a subdivision being part of the Northeast Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, for property described as a tract of land being part of the Northeast Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (3215 Global Drive Place).

**17. Hearing: Code Amendments No. 2021-01**

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

- Section 56-101 “Purpose” of Chapter 56 “Public Improvements and Infrastructure” to amend the reference of storm water to stormwater.
- Section 56-102 “Water” of Chapter 56 “Public Improvements and Infrastructure” to amend the references of City Engineer to Director of Public Works or his/her duly appointed representative.
- Section 56-103 “Sanitary Sewers” of Chapter 56 “Public Improvements and Infrastructure” to amend the references of City Engineer to Director of Public Works or his/her duly appointed representative.
- Section 56-104 “Storm Water Management” of Chapter 56 “Public Improvements and Infrastructure” to amend the reference of storm water to stormwater, including the section title and to amend the references of City Engineer to Director of Public Works or his/her duly appointed representative and to amend from thirty (30) days of the date of notice to five (5) days of the date of notice for when maintenance is required for a given stormwater facility, following written notice from the City to property owners responsible for said maintenance.
- Section 56-106 “Parks Reservations” of Chapter 56 “Public Improvements and Infrastructure” to amend the reference of storm water to stormwater.
- Section 56-109 “Timing and Conveyance” of Chapter 56 “Public Improvements and Infrastructure” to amend the references of City Engineer to Director of Public Works or his/her duly appointed representative.
- Section 56-112 “Easements” of Chapter 56 “Public Improvements and Infrastructure” to amend the reference of storm water to stormwater.

**18. Reports**

**19. 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@nlmb.com">jcochran@nlmb.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:jdfesn@nppd.com">jdfesn@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 Brent Yaw 207 East 32nd Street Kearney, NE 68847 308-627-2951 <a href="mailto:brentyaw@icloud.com">brentyaw@icloud.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:mmscott@gmail.com">mmscott@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)