

PLANNING COMMISSION

AGENDA **May 21, 2021** **9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held April 16, 2021.
4. **HEARING: Rezoning No. 2021-08**
Application submitted by Joshua and Lisa Miller for Table Acres Properties, LLC to rezone from District R-1, Urban Residential Single-Family District (Low Density) to District C-O, Office District for property described as Lot 28, Block 7, Countryside Estates Addition to the City of Kearney, Buffalo County, Nebraska (515 East 56th Street).
5. **HEARING: Rezoning No. 2021-09**
Application submitted by Kurt Karjalainen for Premier Merchants Group LLC to rezone from District C-3, General Commercial District to District BP/PD, Business Park/Planned Development Overlay District for property described as Lot 2, Blessing Premier Subdivision, a subdivision being part of Government Lot 8 located in the Northeast Quarter of Fractional Section 5, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (3995 Coal Chute Road).
6. **HEARING: Rezoning No. 2021-10 – Millennial Estates Fifth Addition**
Application submitted by Danny Starostka for Starostka Group Unlimited to rezone from District AG and District R-1, Agricultural District and 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 part 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, East of Avenue W, North of Grand Avenue).
7. **HEARING: Preliminary Plat No. 2021-09 – Millennial Estates Fifth Addition**
Application submitted by Danny Starostka for Starostka Group Unlimited for the Preliminary Plat for Millennial Estates Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land located in part 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, East of Avenue W, North of Grand Avenue). ***FINAL ACTION***

8. **HEARING: Final Plat No. 2021-09 – Millennial Estates Fifth Addition**
Application submitted by Danny Starostka for Starostka Group Unlimited for the Final Plat for Millennial Estates Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land located in part 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, East of Avenue W, North of Grand Avenue).
9. **HEARING: Annexation No. 2021-09 – Millennial Estates Fifth Addition**
Application submitted by Danny Starostka for Starostka Group Unlimited for the annexation of Millennial Estates Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land located in part 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, East of Avenue W, North of Grand Avenue).
10. **HEARING: Planned Development Plan No. 2021-10 – Millennial Estates Fifth Addition**
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 Northeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (South of 39th Street, East of Avenue W, North of Grand Avenue).
11. **HEARING: Future Land Use Amendment No. 2021-11 – 4 Suns Subdivision**
Application submitted by Miller & Associates and Levi Arneson for Two Sisters' Farm, Inc. and Steven Mercer, Trustee of the Steven Mercer Revocable Trust for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Neighborhood Mixed Use and Office/Commercial Retail Mixed Uses to Office/Commercial Retail Mixed Uses for property described as a tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 7 and part of Government Lot 1 in Section 8, all in Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Southwest Corner of 11th Street and Antelope Avenue).
12. **HEARING: Rezoning No. 2021-11 – 4 Suns Subdivision**
Application submitted by Miller & Associates and Levi Arneson for Two Sisters' Farm, Inc. and Steven Mercer, Trustee of the Steven Mercer Revocable Trust to rezone from District AG, Agricultural District to District BP/PD, Business Park/Planned Development Overlay District for property described as a tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 7 and part of Government Lot 1 in Section 8, all in Township 8 North, Range 15 West of the 6th

P.M., Buffalo County, Nebraska (Southwest Corner of 11th Street and Antelope Avenue).

13. HEARING: Preliminary Plat No. 2021-10 – 4 Suns Subdivision

Application submitted by Miller & Associates and Levi Arneson for Two Sisters' Farm, Inc. and Steven Mercer, Trustee of the Steven Mercer Revocable Trust for the Preliminary Plat for 4 Suns Subdivision, a subdivision being part of the Northeast Quarter of the Northeast Quarter of Section 7 and part of Government Lot 1 in Section 8, all in Township 8 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 Northeast Quarter of Section 7 and part of Government Lot 1 in Section 8, all in Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Southwest Corner of 11th Street and Antelope Avenue). ***FINAL ACTION***

14. HEARING: Final Plat No. 2021-10 – 4 Suns Subdivision

Application submitted by Miller & Associates and Levi Arneson for Two Sisters' Farm, Inc. and Steven Mercer, Trustee of the Steven Mercer Revocable Trust for the Final Plat for 4 Suns Subdivision, a subdivision being part of the Northeast Quarter of the Northeast Quarter of Section 7 and part of Government Lot 1 in Section 8, all in Township 8 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 Northeast Quarter of Section 7 and part of Government Lot 1 in Section 8, all in Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Southwest Corner of 11th Street and Antelope Avenue).

15. HEARING: Planned Development Plan No. 2021-11 – 4 Suns Subdivision

Application submitted by Miller & Associates and Levi Arneson for Two Sisters' Farm, Inc. and Steven Mercer, Trustee of the Steven Mercer Revocable Trust for Planned District Development Plan Approval for the proposed construction of a commercial warehouse on property to be zoned District BP/PD, Business Park/Planned Development Overlay District and described as Lot 1, 4 Suns Subdivision, a subdivision being part of the Northeast Quarter of the Northeast Quarter of Section 7 and part of Government Lot 1 in Section 8, all in Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Southwest Corner of 11th Street and Antelope Avenue).

16. Reports

17. 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@nlrb.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 32nd 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 68th Street Kearney, NE 68845 308-402-679-6476 mmscott@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