

PLANNING COMMISSION

AGENDA **July 16, 2021** **9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held June 18, 2021.
4. **HEARING: Revised Planned Development Plan No. 2020-12 – Millennial Estates Fourth Addition – Continued from the June 18, 2021 PC Meeting**
Application submitted by Danny Starostka for Starostka Group Unlimited for a Revised Planned District Development Plan Approval for an amendment requesting a reduction in the rear yard setback from 25-feet to 21-feet on proposed duplex lots on property zoned District R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District and described as Lot 17, Block One, Lots 1, 15, 16, 17, Block Two, Lot 2, Block Three, all in Millennial Estates Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (South of 39th Street, West of Avenue X, North of 37th Street).
5. **HEARING: Revised Final Plat No. 2020-10 – Millennial Estates Fourth Addition – Continued from the June 18, 2021 PC Meeting**
Application submitted by Danny Starostka for Starostka Group Unlimited for the Revised 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; specifically being Lot 17, Block One, Lots 1, 15, 16, 17, Block Two, Lot 2, Block Three, all in Millennial Estates Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (South of 39th Street, West of Avenue X, North of 37th Street).
6. **HEARING: Revised Planned Development Plan No. 2021-10 – Millennial Estates Fifth Addition – Continued from the June 18, 2021 PC Meeting**
Application submitted by Danny Starostka for Starostka Group Unlimited for a Revised Planned District Development Plan Approval for an amendment requesting a reduction in the rear yard setback from 25-feet to 21-feet on a proposed duplex lot on property zoned District R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District and described as Lot 3, Block Two, Millennial Estates Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (South of 39th Street, East of Avenue W, North of Grand Avenue).

- 7. HEARING: Revised Final Plat No. 2021-09 – Millennial Estates Fifth Addition – Continued from the June 18, 2021 PC Meeting**
Application submitted by Danny Starostka for Starostka Group Unlimited for the Revised 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; specifically being Lot 3, Block Two, Millennial Estates Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (South of 39th Street, East of Avenue W, North of Grand Avenue).
- 8. Utility Easement Vacation No. 2021-01**
Application submitted by Miller & Associates for Home Living, LLC (c/o Gene & Deb McElhinny) to release the retention of easements for right of ingress and egress to all existing utilities in the vacated 12th Street from the East right-of-way line of Avenue D to the West right-of-way line of Avenue E, as the same abuts the South line of Lots 3 and 4, Block One and the North line of Lot 1, Block Two in Hisey Subdivision, a subdivision to the City of Kearney, Buffalo County, Nebraska and the North line of the East 1/2 of Lot 1772, Original Town Kearney Junction, now the City of Kearney, Buffalo County, Nebraska, EXCEPT the East 10.00 feet of the West 1/2 of vacated 12th Street and the West 10.00 feet of the East 1/2 of vacated 12th Street (vacated 12th Street between Avenue D and Avenue E).
- 9. Hearing: Rezoning No. 2021-12 – North Pointe Second**
Application submitted by Miller & Associates for RK Development, LLC, a Nebraska Limited Liability Company 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 East Half of the Southwest Quarter of Section 16, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (40th Avenue, North of 70th Street).
- 10. Hearing: Final Plat No. 2021-12 – North Pointe Second**
Application submitted by Miller & Associates for RK Development, LLC, a Nebraska Limited Liability Company for the Final Plat for North Pointe Second, a subdivision being part of the East Half of the Southwest Quarter of Section 16, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska for property described as a tract of land being part of the East Half of the Southwest Quarter of Section 16, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (40th Avenue, North of 70th Street).
- 11. Subdivision Vacation No. 1974-05 – Westown Subdivision**
Application submitted by Buffalo Surveying Corp. for West Town Homeowners Association, Inc. (c/o Bahensky Investments, L.L.C.; Betsy Turek; Molly Oertwig; James and Thao Cook; Thomas and Rebecca Hilsabeck; SRM, LLC and Mary Eileen Rainey), to vacate Tract A, Tract B, Tract, C, Tract, D, Tract E, Tract F and Tract G, Westown Subdivision to the City of Kearney, Buffalo County, Nebraska, being part of the Southwest Quarter of the Southwest Quarter of Section 26,

Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (North of 40th Street and West of Fairacres Road).

12. Hearing: Preliminary Plat No. 2021-13 – Westown Seventh Addition

Application submitted by Buffalo Surveying Corp. for West Town Homeowners Association, Inc. (c/o Bahensky Investments, L.L.C.; Betsy Turek; Molly Oertwig; James and Thao Cook; Thomas and Rebecca Hilsabeck; SRM, LLC and Mary Eileen Rainey) for the Preliminary Plat for Westown Seventh Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as Tract A, Tract B, Tract C, Tract D, Tract E, Tract F and Tract G, Westown Subdivision to the City of Kearney, Buffalo County, Nebraska, with said tracts (lots) all to be vacated and being part of the Southwest Quarter of the Southwest Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (North of 40th Street and West of Fairacres Road). ***FINAL ACTION***

13. Hearing: Final Plat No. 2021-13 – Westown Seventh Addition

Application submitted by Buffalo Surveying Corp. for West Town Homeowners Association, Inc. (c/o Bahensky Investments, L.L.C.; Betsy Turek; Molly Oertwig; James and Thao Cook; Thomas and Rebecca Hilsabeck; SRM, LLC and Mary Eileen Rainey) for the Final Plat for Westown Seventh Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as Tract A, Tract B, Tract C, Tract D, Tract E, Tract F and Tract G, Westown Subdivision to the City of Kearney, Buffalo County, Nebraska, with said tracts (lots) all to be vacated and being part of the Southwest Quarter of the Southwest Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (North of 40th Street and West of Fairacres Road).

14. Hearing: Revised Planned Development Plan No. 1973-11 – Westown Seventh Addition

Application submitted by Buffalo Surveying Corp. for West Town Homeowners Association, Inc. (c/o Bahensky Investments, L.L.C.; Betsy Turek; Molly Oertwig; James and Thao Cook; Thomas and Rebecca Hilsabeck; SRM, LLC and Mary Eileen Rainey) for a Revised Planned District Development Plan Approval for the proposed construction of an existing townhome site with plan to divide off excess land for one (1) duplex lot to the east on property to be zoned District R-3/PD, Urban Residential Multi-Family (Medium Density)/Planned Development Overlay District and described as Westown Seventh Addition, an addition to the City of Kearney, Buffalo County, Nebraska (North of 40th Street and West of Fairacres Road).

15. Presentation of Capital Expenditures

Presentation of the 2021-2022 Capital Expenditures for the City of Kearney Budget by City of Kearney Administration.

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 mmscotp@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