

PLANNING COMMISSION

AGENDA

August 20, 2021

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held July 16, 2021.
4. **Subdivision Vacation No. 2017-09 – O'Brien Country Estates**
Application submitted by Buffalo Surveying Corp. for Joel R. Atchison & Kimberly A. Atchison to vacate Lot One (1), O'Brien Country Estates, a subdivision being part of the West Half of the East Half of the Southwest Quarter (W1/2 E1/2 SW1/4) and part of the East Half of the East Half of the Southwest Quarter (E1/2 E1/2 SW1/4) of Section Twenty (20), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska (5455 62nd Street)
5. **HEARING: Rezoning No. 2021-13 – Atchison Country Estates**
Application submitted by Buffalo Surveying Corp. for Merlin and Chere Wehling 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 West Half of the East Half of the Southwest Quarter of Section 20, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (adjacent to rear yard of 5455 62nd Street).
6. **HEARING: Preliminary Plat No. 2021-14 – Atchison Country Estates**
Application submitted by Buffalo Surveying Corp. for Joel and Kimberly Atchison and Merlin and Chere Wehling for the Preliminary Plat for Atchison Country Estates, a subdivision being part of the West Half of the East Half of the Southwest Quarter and part of the East Half of the East Half of the Southwest Quarter of Section 20, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, for property described as a tract of land comprising of Lot 1, O'Brien Country Estates, a subdivision being part of the West Half of the East Half of the Southwest Quarter and part of the East Half of the East Half of the Southwest Quarter of Section 20, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska and said tract being part of the West Half of the East Half of the Southwest Quarter of Section 20, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, with said Lot 1, O'Brien Country Estates to be vacated, all in Buffalo County, Nebraska (5455 62nd Street). ***FINAL ACTION***

7. HEARING: Final Plat No. 2021-14 – Atchison Country Estates

Application submitted by Buffalo Surveying Corp. for Joel and Kimberly Atchison and Merlin and Chere Wehling for the Final Plat for Atchison Country Estates, a subdivision being part of the West Half of the East Half of the Southwest Quarter and part of the East Half of the East Half of the Southwest Quarter of Section 20, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, for property described as a tract of land comprising of Lot 1, O'Brien Country Estates, a subdivision being part of the West Half of the East Half of the Southwest Quarter and part of the East Half of the East Half of the Southwest Quarter of Section 20, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska and said tract being part of the West Half of the East Half of the Southwest Quarter of Section 20, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, with said Lot 1, O'Brien Country Estates to be vacated, all in Buffalo County, Nebraska (5455 62nd Street).

8. HEARING: Rezoning No. 2021-14 – Midwest Elite Subdivision

Application submitted by Buffalo Surveying Corp. for Midwest Elite Contracting, LLC to rezone from District AG, Agricultural District to District BP, Business Park District and District C-3/PD, General Commercial/Planned Development Overlay District for property described as a tract of land 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, such tract of land also described as being part of the Northeast Quarter of the Northeast Quarter of said Section 5; AND a tract of land 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, such tract of land also described as being part of the Northeast Quarter of the Northeast Quarter of said Section 5, all in Buffalo County, Nebraska (East of the Kearney East Expressway and South of Coal Chute Road).

9. HEARING: Preliminary Plat No. 2021-15 – Midwest Elite Subdivision

Application submitted by Buffalo Surveying Corp. for Midwest Elite Contracting, LLC for the Preliminary Plat for Midwest Elite 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, for property described as a tract of land 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, such tract of land also described as being part of the Northeast Quarter of the Northeast Quarter of said Section 5, all in Buffalo County, Nebraska (East of the Kearney East Expressway and South of Coal Chute Road).

FINAL ACTION

10. HEARING: Final Plat No. 2021-15 – Midwest Elite Subdivision

Application submitted by Buffalo Surveying Corp. for Midwest Elite Contracting, LLC for the Final Plat for Midwest Elite 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, for property

described as a tract of land 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, such tract of land also described as being part of the Northeast Quarter of the Northeast Quarter of said Section 5, all in Buffalo County, Nebraska (East of the Kearney East Expressway and South of Coal Chute Road).

11. HEARING: Planned Development Plan No. 2021-14 – Midwest Elite Subdivision

Application submitted by Buffalo Surveying Corp. for Midwest Elite Contracting, LLC for a Planned District Development Plan Approval for the proposed construction of a storage unit development on property to be zoned District C-3/PD, General Commercial/Planned Development Overlay District and described as Lot 1, Midwest Elite 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 (East of the Kearney East Expressway and South of Coal Chute Road).

12. HEARING: Rezoning No. 2021-15 – Wood River Valley Estates

Application submitted by Miller & Associates for Randys Classics, LLC to rezone from District AG, Agricultural District to District RR-1, Rural Residential District (Rural Standards) and District RR-2, Rural Residential District (Intermediate Standards) for property described as a tract of land located in the East Half of Section 10, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska; AND a tract of land located in the East Half of Section 10, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (North of Highway 40, Northwest of 17th Avenue and Highway 40).

13. HEARING: Preliminary Plat No. 2021-16 – Wood River Valley Estates

Application submitted by Miller & Associates for Randys Classics, LLC for the Preliminary Plat for Wood River Valley Estates, a subdivision being part of the Southeast Quarter of Section 10, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, for property described as a tract of land located in the East Half of Section 10, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (North of Highway 40, Northwest of 17th Avenue and Highway 40). ***FINAL ACTION***

14. HEARING: Final Plat No. 2021-16 – Wood River Valley Estates

Application submitted by Miller & Associates for Randys Classics, LLC for the Final Plat for Wood River Valley Estates, a subdivision being part of the Southeast Quarter of Section 10, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, for property described as a tract of land located in the East Half of Section 10, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (North of Highway 40, Northwest of 17th Avenue and Highway 40).

15. Election of Officers

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@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 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