

PLANNING COMMISSION

AGENDA

September 17, 2021

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held August 20, 2021.
4. **Hearing: Preliminary Plat No. 2021-17 – Lake Villa Estates Fifth**
Application submitted by Trenton Snow for Tracy & Jolynn Cook for the Preliminary Plat for Lake Villa Estates Fifth, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land part of Government Lot 2 and part of Government Lot 3 in Section 13, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (North of Emerald Drive and East of Tahoe Drive). ***FINAL ACTION***
5. **Hearing: Final Plat No. 2021-17 – Lake Villa Estates Fifth**
Application submitted by Trenton Snow for Tracy & Jolynn Cook for the Final Plat for Lake Villa Estates Fifth, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land part of Government Lot 2 and part of Government Lot 3 in Section 13, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (North of Emerald Drive and East of Tahoe Drive).
6. **Hearing: Rezoning No. 2021-16 – Prairie View Business Park**
Application submitted by Buffalo Surveying Corp. for Prairie View Properties, LLC and Blessing Premier Property, LLC to rezone from District AG, Agricultural District to District M-1, Limited Industrial District for property described as a tract of land being part of the North Half of the Southeast Quarter, part of Government Lot 2 and part of Government Lot 3 located in Fractional Section 27, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (1000-feet West of Imperial Avenue, along East Highway 30).
7. **Hearing: Preliminary Plat No. 2021-18 – Prairie View Business Park**
Application submitted by Buffalo Surveying Corp. for Prairie View Properties, LLC and Blessing Premier Property, LLC for the Preliminary Plat for Prairie View Business Park, a subdivision being part of the North Half of the Southeast Quarter, part of Government Lot 2 and part of Government Lot 3 located in Fractional Section 27, 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 North Half of the Southeast Quarter, part of Government Lot 2 and part of Government Lot 3 located in Fractional Section 27, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (1000-feet West of Imperial Avenue, along East Highway 30). ***FINAL ACTION***

8. Hearing: Final Plat No. 2021-18 – Prairie View Business Park

Application submitted by Buffalo Surveying Corp. for Prairie View Properties, LLC and Blessing Premier Property, LLC for the Final Plat for Prairie View Business Park, a subdivision being part of the North Half of the Southeast Quarter, part of Government Lot 2 and part of Government Lot 3 located in Fractional Section 27, 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 North Half of the Southeast Quarter, part of Government Lot 2 and part of Government Lot 3 located in Fractional Section 27, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (1000-feet West of Imperial Avenue, along East Highway 30).

9. Subdivision Vacation No. 2021-08 – Fountain Hills Thirteenth Addition

Application submitted by Miller & Associates for Eagle Gate Partners, LLC, a Delaware Limited Liability Company, as Trustee of the EGC 1 Trust, to vacate Lot 1 and Lot 2, Block One and Lot 1, Block Two, Fountain Hills Thirteenth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (East of 11th Avenue between 50th Street and 55th Street).

10. Street Vacation No. 2021-02 – Fountain Hills Thirteenth Addition

Application submitted by Miller & Associates for Eagle Gate Partners, LLC, a Delaware Limited Liability Company, as Trustee of the EGC 1 Trust, to vacate all of 52nd Street lying East of the West line of said Fountain Hills Thirteenth Addition, also being the East right of way line of 11th Avenue to the East line of said Fountain Hills Thirteenth Addition (East of 11th Avenue between 50th Street and 55th Street).

11. Hearing: Preliminary Plat No. 2021-19 – Fountain Hills Fourteenth Addition

Application submitted by Miller & Associates for Eagle Gate Partners, LLC, a Delaware Limited Liability Company, as Trustee of the EGC 1 Trust, for the Preliminary Plat for Fountain Hills Fourteenth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being a part of the Northeast Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (East of 11th Avenue between 50th Street and 55th Street). ***FINAL ACTION***

12. Hearing: Final Plat No. 2021-19 – Fountain Hills Fourteenth Addition

Application submitted by Miller & Associates for Eagle Gate Partners, LLC, a Delaware Limited Liability Company, as Trustee of the EGC 1 Trust, for the Final Plat for Fountain Hills Fourteenth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being a part of

the Northeast Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (East of 11th Avenue between 50th Street and 55th Street).

13. Hearing: Revised Planned District Development Plan No. 2021-07

Application submitted by Miller & Associates for Eagle Gate Partners, LLC, a Delaware Limited Liability Company, as Trustee of the EGC 1 Trust, for a Revised Planned District Development Plan Approval for the proposed construction of an apartment and townhome development on property zoned District R-3/PD, Urban Residential Multi-Family (Medium Density)/Planned Development Overlay District and described as Lots 1 and 2, Block One and Lot 1, Block Two, all in Fountain Hills Fourteenth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (East of 11th Avenue between 50th Street and 55th Street).

14. Reports

15. 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@nlhb.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 jdfesn@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 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