

# **PLANNING COMMISSION**

## **AGENDA**

**October 15, 2021**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held September 17, 2021.
4. **Subdivision Vacation No. 2011-06 – Master’s Business Park**  
Application submitted by Buffalo Surveying Corp. for Advent Group, LLC to vacate Lot 1 and Lot 2, Master’s Business Park, a subdivision being part of Government Lot 2 and part of Government Lot 3 located in the South Half of the Southeast Quarter of Section 27, Township 9 North, Range 15 West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska (6410 and 6430 E Highway 30).
5. **Subdivision Vacation No. 2015-15 – Master’s Business Park Second**  
Application submitted by Buffalo Surveying Corp. for Advent Group, LLC to vacate Lot 1, Master’s Business Park Second, a subdivision being part of Government Lot 2 and part of Government Lot 3 located in the Southeast Quarter of Fractional Section 27, Township 9 North, Range 15 West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska (6520 E Highway 30).
6. **Hearing: Rezoning No. 2021-17 – Master’s Business Park Third**  
Application submitted by Buffalo Surveying Corp. for Advent Group, 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 Government Lot 2 and part of Government Lot 3 located in Fractional Section 27, Township 9 North, Range 15 West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska; AND a tract of land being part of Government Lot 2 located in Fractional Section 27, Township 9 North, Range 15 West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska (Approximately 1,930-feet West of Imperial Avenue and North of East Highway 30).
7. **Hearing: Preliminary Plat No. 2021-20 – Master’s Business Park Third**  
Application submitted by Buffalo Surveying Corp. for Buffalo Surveying Corp. for Advent Group, LLC and Blessing Premier Property, LLC for the Preliminary Plat for Master’s Business Park Third, a subdivision being part of Government Lot 2 and part of Government Lot 3 located in the Southeast Quarter of Fractional Section 27, Township 9 North, Range 15 West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska, for property described as a tract of land being 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, with said tract of land being inclusive of Lot 1 and Lot 2, Master's Business Park, a subdivision being part of Government Lot 2 and part of Government Lot 3 located in the Southeast Quarter of Fractional Section 27, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, with said Lot 1 and Lot 2, Master's Business Park to be vacated, and said tract of land being inclusive of Lot 1, Master's Business Park Second, a subdivision being part of Government Lot 2 and part of Government Lot 3 located in the Southeast Quarter of Fractional Section 27, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, with said Lot 1, Master's Business Park Second to be vacated (Approximately 1,930-feet West of Imperial Avenue and North of East Highway 30). **\*FINAL ACTION\***

**8. Hearing: Final Plat No. 2021-20 – Master's Business Park Third**

Application submitted by Buffalo Surveying Corp. for Buffalo Surveying Corp. for Advent Group, LLC and Blessing Premier Property, LLC for the Final Plat for Master's Business Park Third, a subdivision being part of Government Lot 2 and part of Government Lot 3 located in the Southeast Quarter of 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 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, with said tract of land being inclusive of Lot 1 and Lot 2, Master's Business Park, a subdivision being part of Government Lot 2 and part of Government Lot 3 located in the Southeast Quarter of Fractional Section 27, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, with said Lot 1 and Lot 2, Master's Business Park to be vacated, and said tract of land being inclusive of Lot 1, Master's Business Park Second, a subdivision being part of Government Lot 2 and part of Government Lot 3 located in the Southeast Quarter of Fractional Section 27, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, with said Lot 1, Master's Business Park Second to be vacated (Approximately 1,930-feet West of Imperial Avenue and North of East Highway 30).

**9. Hearing: Future Land Use Map Amendment No. 2021-02 – Fountain Hills Fifth Addition - WITHDRAWN**

Application submitted by Miller & Associates for Grand West LLC, a Nebraska Limited Liability Company (c/o Kent Holsten), for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Low Density Residential to Medium Density Residential for property described as Lots 2 and 3, Block 4, Fountain Hills Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (Northwest corner of 50th Street and 11th Avenue).

**10. Hearing: Rezoning No. 2021-18 – Fountain Hills Fifth Addition**

Application submitted by Miller & Associates for Grand West LLC, a Nebraska Limited Liability Company (c/o Kent Holsten) to rezone from District R-1, Urban Residential Single-Family District (Low Density) to District R-2, Urban Residential

Mixed-Density District for property described as Lots 2 and 3, Block 4, Fountain Hills Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (Northwest corner of 50th Street and 11th Avenue).

**11. Hearing: Future Land Use Map Amendment No. 2021-03 – Downey Subdivision**

Application submitted by Miller & Associates for Farm Life LLC, for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Urban Reserve to Business Park for property described as a tract of land being part of the Northeast Quarter of the Southeast Quarter of Section 17, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Southwest of 78th Street and Cherry Avenue, along the Kearney East Expressway).

**12. Hearing: Rezoning No. 2021-19 – Downey Subdivision**

Application submitted by Miller & Associates for Farm Life LLC, to rezone from District AG, Agricultural District to District BP, Business Park District for property described as a tract of land being part of the Northeast Quarter of the Southeast Quarter of Section 17, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Southwest of 78th Street and Cherry Avenue, along the Kearney East Expressway).

**13. Hearing: Preliminary Plat No. 2021-21 – Downey Subdivision**

Application submitted by Miller & Associates for Farm Life LLC, for the Preliminary Plat for Downey Subdivision, a subdivision being part of the Northeast Quarter of the Southeast Quarter of Section 17, 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 Southeast Quarter of Section 17, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Southwest of 78th Street and Cherry Avenue, along the Kearney East Expressway). **\*FINAL ACTION\***

**14. Hearing: Final Plat No. 2021-21 – Downey Subdivision**

Application submitted by Miller & Associates for Farm Life LLC, for the Final Plat for Downey Subdivision, a subdivision being part of the Northeast Quarter of the Southeast Quarter of Section 17, 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 Southeast Quarter of Section 17, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Southwest of 78th Street and Cherry Avenue, along the Kearney East Expressway).

**15. Reports**

**16. 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:jfeusn@nppd.com">jfeusn@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)