

# **PLANNING COMMISSION**

## **AGENDA**

**February 18, 2022**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held January 21, 2022.
4. **Hearing: Rezoning No. 2022-01 – Vacant lot east of 303 W 38<sup>th</sup> St**  
Application submitted by Khayat Rentals, LLC for Robert Khayat 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 Lot 13, EXCEPT the West 1.5 feet, Block 3, Skyline Drive Subdivision to the City of Kearney, Buffalo County, Nebraska (Vacant lot east of 303 West 38th Street).
5. **Subdivision Vacation No. 2016-06 – Lot 1 and Lot 2, Horizon Addition**  
Application submitted by Trenton Snow for The First Baptist Church of Kearney, Nebraska, a Nebraska Non-Profit Corporation, to vacate Lot 1 and Lot 2, Horizon Addition, an addition to the City of Kearney, Buffalo County, Nebraska (3610 6th Avenue and 915 West 35th Street).
6. **Hearing: Rezoning No. 2022-03 – Horizon Second Addition**  
Application submitted by Trenton Snow for The First Baptist Church of Kearney, Nebraska, a Nebraska Non-Profit Corporation, to rezone from District C-O/PD, Office/Planned Development Overlay District to District R-1, Urban Residential Single-Family District (Low Density) for property described as a tract of land being part of Lot 1, Horizon Addition, an addition to the City of Kearney, Buffalo County, Nebraska (3610 6th Avenue).
7. **Hearing: Preliminary Plat No. 2022-03 – Horizon Second Addition**  
Application submitted by Trenton Snow for The First Baptist Church of Kearney, Nebraska, a Nebraska Non-Profit Corporation and Buffalo County School District 10-0007-000, a Nebraska Public School District, Kearney, Nebraska aka Kearney Public Schools, for the Preliminary Plat for Horizon Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being Lot 1 (to be vacated) and Lot 2 (to be vacated), Horizon Addition, an addition to the City of Kearney, Buffalo County, Nebraska, being part of the Northwest Quarter of the Northeast Quarter and part of the Northeast Quarter of the Northwest Quarter of Section 35, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (3610 6th Avenue and 915 West 35th Street).  
**\*FINAL ACTION\***

**8. Hearing: Final Plat No. 2022-03 – Horizon Second Addition**

Application submitted by Trenton Snow for The First Baptist Church of Kearney, Nebraska, a Nebraska Non-Profit Corporation and Buffalo County School District 10-0007-000, a Nebraska Public School District, Kearney, Nebraska aka Kearney Public Schools, for the Final Plat for Horizon Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being Lot 1 (to be vacated) and Lot 2 (to be vacated), Horizon Addition, an addition to the City of Kearney, Buffalo County, Nebraska, being part of the Northwest Quarter of the Northeast Quarter and part of the Northeast Quarter of the Northwest Quarter of Section 35, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (3610 6th Avenue and 915 West 35th Street).

**9. Hearing: Rezoning No. 2022-04 – 1100 E 25<sup>th</sup> Street**

Application submitted by Olsson for TFD Investments, LLC, a Nebraska Limited Liability Company (c/o Tom Fuller) to rezone from District M-1, Limited Industrial District to District C-3, General Commercial District for property described as Lots 11 and 12, Whiteaker and North's Place, an addition to the City of Kearney, Buffalo County, Nebraska (1100 East 25th Street).

**10. Hearing: Rezoning No. 2022-02 – Prairie View Business Park Second**

Application submitted by Buffalo Surveying Corp. for Prairie View Properties, 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 (West of Imperial Avenue and North of East U.S. Highway 30).

**11. Hearing: Preliminary Plat No. 2022-02 – Prairie View Business Park Second**

Application submitted by Buffalo Surveying Corp. for Prairie View Properties, LLC for the Preliminary Plat for Prairie View Business Park Second, 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 (West of Imperial Avenue and North of East U.S. Highway 30). **\*FINAL ACTION\***

**12. Hearing: Final Plat No. 2022-02 – Prairie View Business Park Second**

Application submitted by Buffalo Surveying Corp. for Prairie View Properties, LLC for the Final Plat for Prairie View Business Park Second, 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 (West of Imperial Avenue and North of East U.S. Highway 30).

**13. Reports**

**14. 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 4104 10 <sup>th</sup> Avenue Place Kearney, NE 68845 308-293-6445 <a href="mailto:jcochran@nlhb.com">jcochran@nlhb.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:jdfeusn@nppd.com">jdfeusn@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:mmscottp@gmail.com">mmscottp@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)