

PLANNING COMMISSION

AGENDA **April 15, 2022** **9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held March 18, 2022.
4. **Discussion Item: Buffalo County Comprehensive Plan**
Presentation by Tammy Jeffs, Buffalo County Planning Commissioner to Provide Information to the City of Kearney Planning Commission Regarding Efforts to Increase Responses to a Survey for the Buffalo County Comprehensive Plan.
5. **Hearing: Rezoning No. 2022-06 – Request to Postpone to May PC Meeting**
Application submitted by Trenton Snow for Joshua Petersen, Trustee of the Joshua Petersen Revocable Trust to rezone from District AG, Agricultural District to District RR-1, Rural Residential District (Rural Standard) for property described as a tract of land being a part of the Southeast Quarter of the Southeast Quarter of Section 4, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (1/4 mile north of 11th Street and west side of Sweetwater Avenue).
6. **Hearing: Preliminary Plat No. 2022-05 – Request to Postpone to May PC Meeting**
Application submitted by Trenton Snow for Joshua Petersen, Trustee of the Joshua Petersen Revocable Trust for the Preliminary Plat for Petersen Subdivision, a subdivision being part of the Southeast Quarter or the Southeast Quarter of Section 4, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, for property described as a tract of land being a part of the Southeast Quarter of the Southeast Quarter of Section 4, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (1/4 mile north of 11th Street and west side of Sweetwater Avenue). ***FINAL ACTION***
7. **Hearing: Final Plat No. 2022-05 – Request to Postpone to May PC Meeting**
Application submitted by Trenton Snow for Joshua Petersen, Trustee of the Joshua Petersen Revocable Trust for the Final Plat for Petersen Subdivision, a subdivision being part of the Southeast Quarter or the Southeast Quarter of Section 4, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, for property described as a tract of land being a part of the Southeast Quarter of the Southeast Quarter of Section 4, Township 8 North, Range 15 West of the 6th P.M., Buffalo

County, Nebraska (1/4 mile north of 11th Street and west side of Sweetwater Avenue).

8. Hearing: Rezoning No. 2022-07

Application submitted by Miller & Associates for Weaver Properties, LLC, KRE2, LLC and Morton Buildings (c/o Marc Willis) to rezone from District C-2/PD, Community Commercial/Planned Development Overlay District to District C-3/PD, General Commercial/Planned Development Overlay District for property described as Lot 1, Block One, North Acre Fifth, an addition to the City of Kearney, Buffalo County, Nebraska (6020 2nd Avenue).

9. Hearing: Planned Development Plan No. 2022-07

Application submitted by Miller & Associates for Weaver Properties, LLC, KRE2, LLC and Morton Buildings (c/o Marc Willis) for Planned District Development Plan Approval for the proposed construction of an additional building and pavement on property to be zoned District C-3/PD, General Commercial/Planned Development Overlay District and described as Lot 1, Block One, North Acre Fifth, an addition to the City of Kearney, Buffalo County, Nebraska (6020 2nd Avenue).

10. Hearing: Annexation No. 1990-03

Application submitted by Miller & Associates for Graczyk Properties and NP Self-Storage for the annexation of Lot 1, Knapp's Addition, a subdivision being part of the Northeast Quarter of the Southeast Quarter of Section 4, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (1700 30th Avenue).

11. Building Setback Vacation No. 2022-02

Application submitted by Miller & Associates for Graczyk Properties and NP Self-Storage to vacate the 100-foot building setback on the east side of Lot 1, Knapp's Addition (1700 30th Avenue).

12. Hearing: Rezoning No. 2022-08

Application submitted by Miller & Associates for Graczyk Properties and NP Self-Storage to rezone from District RR-1, Rural Residential District (Rural Standards) to District C-3/PD, General Commercial/Planned Development Overlay District for property described as Lot 1, Knapp's Addition, a subdivision being part of the Northeast Quarter of the Southeast Quarter of Section 4, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (1700 30th Avenue).

13. Hearing: Planned Development Plan No. 2022-08

Application submitted by Miller & Associates for Graczyk Properties and NP Self-Storage for Planned District Development Plan Approval for the proposed construction of storage units on property to be zoned District C-3/PD, General Commercial/Planned Development Overlay District and described as Lot 1, Knapp's Addition, a subdivision being part of the Northeast Quarter of the Southeast Quarter of Section 4, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (1700 30th Avenue).

14. Hearing: Code Amendment No. 2022-01

Conduct a public hearing on the Proposed amendments to the following Sections of Chapter 49 "Off-Street Parking" of the City Code as follows: (a) Section 49-102 "General Applications" by adding, inserting and changing language pertaining to the applicability, exemptions and exceptions of off-street parking; (b) Section 49-103 "Schedule of Off-Street Parking Requirements" by adding, inserting and changing language pertaining to the schedule, computation and minimum requirements for off-street parking including Table 49-1: Minimum Off-Street Parking Requirements; (c) Section 49-104 "Parking Facility Location" by adding clarify language to Subitem A (d) Section 49-105 "Parking for People with Disabilities" by adding titles to Subitems A and B for parking requirements and design of parking for people with disabilities; (e) Section 49-106 "Off-Street Parking Design Standards" by clarifying the minimum width and feet for standard parking stalls, updating the section reference for Landscape and Screening Requirements and removing language found under Item 1 under Subitem E titled, Design and Pedestrian Access; (f) Section 49-109 "Stacking Requirements for Drive-Through Services" by adding a title, Stacking Requirements, to Subitem A; and (g) Section 49-110 "Parking for Personal and Recreational Vehicles in Residential Areas" by adding, inserting and changing language pertaining parking for personal vehicles, recreational vehicles and personal hauling trailers in residential areas.

15. Hearing: Code Amendment No. 2022-02

Conduct a public hearing on the Proposed amendments to the following Sections of Chapter 12 "Definitions" of the City Code as follows: (a) Section 12-106 "C" by adding a definition for Commercial Vehicles; (b) Section 12-107 "D" by amending the definition for Driveway and adding the definition for Driveway Approach; (c) Section 12-108 "E" by adding the definition for Enclosed Structure; (d) Section 12-111 "H" by adding the definition for Hauling Trailers (Commercial and Personal); (e) Section 12-119 "P" by adding the definitions for Parking Pad and Personal Vehicle; and (f) Section 12-121 "R" by amending the definition for Recreational Vehicle.

16. Hearing: Code Amendment No. 2022-03

Conduct a public hearing on the Proposed amendments to the following Sections of Chapter 50 "Sign Regulations" of the City Code as follows: (a) Section 50-120 "Prohibited and Exempt Signs" by adding that no exempt signs shall be erected within the vision clearance triangle, be a minimum two (2) feet off of the property line, under Subitem B titled, Exempt Signs; (b) Section 50-121 "Method of Measurement for Regulators" by adding the MU, Mixed Use District zoning classification to Table 50-1: Permitted Permanent Sign Budget By District; (c) Section 50-122 "Permitted Permanent Sign Type" by adding the MU, Mixed Use District zoning classification and NRU(A) to Sign Type BP for Poles, to Table 50-2: Permitted Permanent Signs by Type and Zoning District; (d) Section 50-123 "Illumination/Lighting Sign Elements" by adding the MU, Mixed Use District zoning classification to Table 50-3: Permitted Illumination/Lighting Sign Elements by Zoning District; (e) Section 50-124 "Sign Type Supplemental Regulations:

Permanent Signs” by adding the MU, Mixed Use District zoning classification, amending from 200 sq. ft. to 150 sq. ft. to the Maximum Sign Area per Sign and N to 30 to Pole under the BP Zoning District, to Table 50-4: Permitted Site Development Standards for Detached Signs by Zoning Districts; adding the MU, Mixed Use District zoning classification to Table 50-5: Permitted Site Development Standards for Attached Signs by Zoning Districts; and to add regulations for Electronic Information Signs described under Subitem C titled Other Regulated Signs, Item 3f; (f) Section 50-125 “Master Sign Plan; Permanent Signs by adding that a Master Sign Plan may be submitted to the City by the property owner(s) under Subitem A titled Purpose and amending language within Subitem D titled Review of Master Sign Plan; and (g) Section 50-126 “Permitted Temporary Sign Type By Zoning District” by adding the MU, Mixed Use District zoning classification to Table 50-6: Permitted Temporary Signs by Type and Zoning District.

17. Reports

18. Adjournment.

Chairman Stan Dart 2410 65th Avenue Place Kearney, NE 68845 308-234-1616 msdart@charter.net	Board Member Joey Cochran 4104 10 th Avenue Place Kearney, NE 68845 308-293-6445 jcochran@nlb.com	Board Member Monte Dakan 6605 Avenue M Place Kearney, NE 68847 308-293-7909 montedakan@hotmail.com
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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