

PLANNING COMMISSION

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

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held June 17, 2022.
4. **Street Vacation No. 2022-03**
Application submitted by Trenton Snow for Avenue G Storage, LLC c/o Mike Lewis to vacate a portion of Avenue G from 20th Street to 19th Street (approximately 7' x 215.8' along the east and 7' x 227.5 along the west).
5. **Hearing: Conditional Use Permit No. 2022-01**
Application submitted by Steve and Danielle Frank for a Conditional Use Permit to operate a childcare facility on property zoned District R-2, Urban Residential Mixed-Density District and described as Lot 9, Fountain Hills Fifteenth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (South of 52nd Street and West of 11th Avenue).
6. **Hearing: Conditional Use Permit No. 2022-02**
Application submitted by Miller & Associates for Old Towne Enterprises, L.L.C., a Nebraska Limited Liability Company for a Conditional Use Permit for Warehousing (Open) on property zoned District M-1/PD, Limited Industrial/Planned Development Overlay District and described as Lot 2, Sun West Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska and the North Tract, part of Lot 3, Sun West Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, EXCEPTING HOWEVER a part of Lot 3, Sun West Fourth Addition, an addition to the City of Kearney, Buffalo County (1619 17th Avenue).
7. **Hearing: Annexation No. 2022-07**
Application submitted by Miller & Associates for Talmadge JAM, LLC; MJ Developments, LLC; and Paul Younes for the annexation of a tract of land being part of Government Lot 7 and part of Government Lot 8, Section 11, and part of the North Half of the Northwest Quarter of Section 14 and all located in Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (part of proposed Younes Center Seventh Addition between Talmadge Street and I-80 and between 2nd Avenue and 15th Avenue).

8. Partial Subdivision Vacation No. 1996-10

Application submitted by Miller & Associates for MJ Developments, LLC; and Paul Younes to vacate Lot One (1), Block Two (2) and the dedicated temporary cul-de-sac of Interstate Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska (910 Talmadge Street).

9. Partial Subdivision Vacation No. 2016-12

Application submitted by Miller & Associates for MJ Developments, LLC; and Paul Younes to vacate part of Lot 6 and the dedicated temporary cul-de-sac of Younes Center Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (910 Talmadge Street).

10. Hearing: Rezoning No. 2022-09

Application submitted by Miller & Associates for Talmadge JAM, LLC; MJ Developments, LLC; and Paul Younes to rezone from District AG, Agricultural District and District C-2/PD, Community Commercial/Planned Development Overlay District to District C-3, General Commercial District for property described as a tract of land being all of Lot 1, Block Two, Interstate Third Addition, an addition to the City of Kearney (to be vacated), part of Lot 6, Younes Center Fifth Addition, an addition to the City of Kearney (to be vacated), part of Government Lot 7 and part of Government Lot 8, Section 11 and part of the North Half of the Northeast Quarter and part of the North Half of the Northwest Quarter of Section 14, all in Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (between Talmadge Street and I-80 and between 2nd Avenue and 15th Avenue)

11. Hearing: Preliminary Plat No. 2022-07 *FINAL ACTION*

Application submitted by Miller & Associates for Talmadge JAM, LLC; MJ Developments, LLC; and Paul Younes for the Preliminary Plat for Younes Center Seventh Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being all of Lot 1, Block Two, Interstate Third Addition, an addition to the City of Kearney (to be vacated), part of Lot 6, Younes Center Fifth Addition, an addition to the City of Kearney (to be vacated), part of Government Lot 7 and part of Government Lot 8, Section 11 and part of the North Half of the Northeast Quarter and part of the North Half of the Northwest Quarter of Section 14, all in Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (between Talmadge Street and I-80 and between 2nd Avenue and 15th Avenue).

12. Hearing: Final Plat No. 2022-07

Application submitted by Miller & Associates for Talmadge JAM, LLC; MJ Developments, LLC; and Paul Younes for the Final Plat for Younes Center Seventh Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being all of Lot 1, Block Two, Interstate Third Addition, an addition to the City of Kearney (to be vacated), part of Lot 6, Younes Center Fifth Addition, an addition to the City of Kearney (to be vacated), part of Government Lot 7 and part of Government Lot 8, Section 11 and part of the North Half of the

Northeast Quarter and part of the North Half of the Northwest Quarter of Section 14, all in Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (between Talmadge Street and I-80 and between 2nd Avenue and 15th Avenue).

13. Hearing: Rezoning No. 2022-10

Application submitted by the City of Kearney, a Municipal Corporation to rezone from District M-1, Limited Industrial District to District BP, Business Park District for property described as a tract of land being part of the Southwest Quarter of the Northwest Quarter, part of the Southeast Quarter of the Northwest Quarter and Section 28, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska; all of Lots 1 through 5, inclusive, Lots 10 through 14, inclusive, Block 1, and Lot 1, Block 2, located in Patriot Industrial Park, an addition to the City of Kearney, Buffalo County, Nebraska; parts of Cherry Avenue, Avenue B (aka Piper Avenue) and Patriot Boulevard, all located in Patriot Industrial Park, an addition to the City of Kearney, Buffalo County, Nebraska (East of Cherry Avenue, West of Airport Road, North of 45th Street, and approximately 1,200 feet South of East 56th Street).

14. Hearing: Code Amendment No. 2022-04

Conduct a public hearing on the Proposed amendment to Section 20-102 "Site Development Regulations" of Chapter 20 "District R-2, Urban Residential Mixed-Density District" of the City Code by amending site development regulations to ensure consistency across notes and regulators for 1-Family Detached; 1-Family Attached; Duplex (Note 4 & 5); Town-house (Note 1); and Other Permitted Uses; Site Area per Housing Unit (sq ft); Minimum Lot Area; Minimum Lot Width (feet); Minimum Yards (feet); Maximum Building Coverage; Maximum Impervious Coverage; Floor Area Ratio; Maximum Amount of Total Parking Located In Street Yard; Project Size Requiring Planned Development District (PD), and Notes 1, 2, 3, 4, 5.

15. Hearing: Code Amendment No. 2022-05

Conduct a public hearing on the Proposed amendment to Section 21-102 "Site Development Regulations" of Chapter 21 "District R-3, Urban Residential Multi-Family District (Medium-Density)" of the City Code by amending site development regulations to ensure consistency across notes and regulators for 1-Family Detached; 1-Family Attached; Duplex (Note 4); Townhouse (Note 1); Multi-Family and Other Permitted Uses; Site Area Per Housing Unit (sq ft); Minimum Lot Area; Minimum Lot Width (feet); Minimum Yards (feet); Maximum Building Coverage; Minimum street-facing facades utilizing a masonry material, including brick, split-faced concrete masonry units, building stone, or simulated building stone; Minimum off-set of building for every 100 feet of horizontal distance for building articulation (Note 1); Maximum Impervious Coverage; Floor Area Ratio; Maximum Amount of Total Parking Located in Street Yard; Project Size Requiring Planned Development District (PD); Minimum Bufferyard Adjacent to Residential Uses in R-1 and R-2 Districts (Note 1) and Notes 1, 2, 3, 4.

16. Hearing: Code Amendment No. 2022-06

Conduct a public hearing on the Proposed amendment to Section 22-102 “Site Development Regulations” of Chapter 22 “District R-4, Urban Residential Multi-Family District (High-Density)” of the City Code by amending site development regulations to ensure consistency across notes and regulators for 1-Family Detached; 1-Family Attached; Duplex (Note 4); Townhouse (Note 1); Multi-Family and Other Permitted Uses; Site Area Per Housing Unit (sq ft); Minimum Lot Area; Minimum Lot Width (feet); Minimum Yards (feet); Minimum street-facing facades utilizing a masonry material, including brick, split-faced concrete masonry units, building stone, or simulated building stone; Minimum off-set of building for every 100 feet of horizontal distance for building articulation (Note 1); Floor Area Ratio; Maximum Amount of Total Parking Located in Street Yard; Project Size Requiring Planned Development District (PD); Minimum Bufferyard Adjacent to Residential Uses in R-1 and R-2 Districts (Note 1) and Notes 1, 2, 3, 4.

17. Presentation of Capital Expenditures

Presentation of the 2022-2023 Capital Expenditures for the City of Kearney Budget by City of Kearney Administration.

18. Reports

19. 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@nlmb.com	Board Member Monte Dakan 6605 Avenue M Place Kearney, NE 68847 308-293-7909 montedakan@hotmail.com
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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