

# **PLANNING COMMISSION**

## **AGENDA**

**August 19, 2022**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held July 15, 2022.
4. **Hearing: Rezoning No. 2022-11 – Freedom Hill Estates**  
Application submitted by Buffalo Surveying Corp. for Jared and Mona Axmann, husband and wife, to rezone from District AG, Agricultural District to District RR-1, Rural Residential District (Rural Standards) for property described as a tract of land being part of the South Half of the Southeast Quarter of Section 28, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (4140 30th Avenue).
5. **Hearing: Preliminary Plat No. 2022-08 – Freedom Hill Estates**  
Application submitted by Buffalo Surveying Corp. for Jared and Mona Axmann, husband and wife, for the Preliminary Plat for Freedom Hill Estates, a subdivision being part of the South Half of the Southeast Quarter of Section 28, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, for property described as a tract of land being part of the South Half of the Southeast Quarter of Section 28, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (4140 30th Avenue). **\*FINAL ACTION\***
6. **Hearing: Final Plat No. 2022-08 – Freedom Hill Estates**  
Application submitted by Buffalo Surveying Corp. for Jared and Mona Axmann, husband and wife, for the Final Plat for Freedom Hill Estates, a subdivision being part of the South Half of the Southeast Quarter of Section 28, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, for property described as a tract of land being part of the South Half of the Southeast Quarter of Section 28, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (4140 30th Avenue).
7. **Subdivision Vacation – Sorensen Park Second Addition No. 1997-05**  
Application submitted by Buffalo Surveying Corp. for CFT NV Developments, LLC, to vacate Lot 1, Sorensen Park Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Southeast Quarter of the Northeast Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (4910 and 4920 3rd Avenue).

- 8. Hearing: Preliminary Plat No. 2022-09 – Sorensen Park Fifth Addition**  
Application submitted by Buffalo Surveying Corp. for CFT NV Developments, LLC, for the Preliminary Plat for Sorensen Park Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Southeast Quarter of the Northeast Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, with said tract of land being Lot 1, Sorensen Park Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska (4910 and 4920 3rd Avenue). **\*FINAL ACTION\***
- 9. Hearing: Final Plat No. 2022-09 – Sorensen Park Fifth Addition**  
Application submitted by Buffalo Surveying Corp. for CFT NV Developments, LLC, for the Final Plat for Sorensen Park Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Southeast Quarter of the Northeast Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, with said tract of land being Lot 1, Sorensen Park Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska, with said Lot 1, Sorensen Park Second Addition, to be vacated (4910 and 4920 3rd Avenue).
- 10. Hearing: Revised Planned Development Plan No. 2007-13 – Elken Subdivision**  
Application submitted by CBRE Advisory & Transaction Services for D & M Cowpoke, Inc. for a Revised Planned District Development Plan Approval for the proposed redevelopment of the existing commercial site on property zoned District C-2/PD, Community Commercial District and described as Lot 1, Elken Subdivision, a subdivision being part of the Southeast Quarter of the Southeast Quarter of Section 14, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (7310 2nd Avenue).
- 11. Hearing: Rezoning No. 2022-12 – Younes Center Eighth – WITHDRAWN**  
Application submitted by Miller & Associates for Peanut Butter & Jelly , LLC, a Nebraska Limited Liability Company and Paul Younes and Linda Younes to rezone from District C-2/PD, Community Commercial/Planned Development Overlay District and District C-2, Community Commercial District to District C-2, Community Commercial District for property described as the West Tract of land being a part of Lot 1, Block Two, Younes Center Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska (between 4th Avenue and 6th Avenue, North of 3rd Street).
- 12. Partial Subdivision Vacation No. 2015-05 – Younes Center Third**  
Application submitted by Miller & Associates for Peanut Butter & Jelly, LLC, a Nebraska Limited Liability Company and Paul Younes and Linda Younes, to vacate Lot 1 and Lot 2, Block Two, Younes Center Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska (311, 407, & 409 W 3<sup>rd</sup> Street).

**13. Partial Subdivision Vacation No. 2015-09 – Younes Center Fourth**

Application submitted by Miller & Associates for Peanut Butter & Jelly, LLC, a Nebraska Limited Liability Company and Paul Younes and Linda Younes, to vacate Lot 1, Block Two, Younes Center Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (521 W 3<sup>rd</sup> Street).

**14. Hearing: Preliminary Plat No. 2022-10 – Younes Center Eighth Addition**

Application submitted by Miller & Associates for Peanut Butter & Jelly, LLC, a Nebraska Limited Liability Company and Paul Younes and Linda Younes, for the Preliminary Plat for Younes Center Eighth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as Lot 1 and Lot 2, Block Two, Younes Center Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska (to be vacated) and Lot 1, Block Two, Younes Center Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (to be vacated), being part of Government Lot 9, and accretions to Government Lots 5, 6, and 9, Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (between 3rd Avenue and 6th Avenue, North of 3rd Street).

**\*FINAL ACTION\***

**15. Hearing: Final Plat No. 2022-10 – Younes Center Eighth Addition**

Application submitted by Miller & Associates for Peanut Butter & Jelly, LLC, a Nebraska Limited Liability Company and Paul Younes and Linda Younes, for the Final Plat for Younes Center Eighth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as Lot 1 and Lot 2, Block Two, Younes Center Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska (to be vacated) and Lot 1, Block Two, Younes Center Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (to be vacated), being part of Government Lot 9, and accretions to Government Lots 5, 6, and 9, Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (between 3rd Avenue and 6th Avenue, North of 3rd Street).

16. Election of Officers

17. Reports

18. 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@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: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:mmscotp@gmail.com">mmscotp@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)