

PLANNING COMMISSION

AGENDA

November 18, 2022

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held on September 16, 2022
4. Approve Minutes of meeting held October 21, 2022.
5. **Hearing: Future Land Use Map Amendment No. 2022-02**
Application submitted by Buffalo Surveying Corp. for The Evangelical Lutheran Good Samaritan Society, Attn: Ryan Mertz and MP-Kearney, LLC for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from MDR, Medium Density Residential and MU2, Office/Commercial Retail Mixed Use to MU3, Commercial Mixed Use for property described as part of Lot 1, Melton Estates Third, an addition to the City of Kearney, Buffalo County, Nebraska (North of and Adjacent to the North line of 2206 East 25th Street) and Lot 2, Melton Estates Second, an addition to the City of Kearney, Buffalo County, Nebraska (2206 East 25th Street).
6. **Hearing: Rezoning No. 2022-14**
Application submitted by Buffalo Surveying Corp. for The Evangelical Lutheran Good Samaritan Society, Attn: Ryan Mertz to rezone from District R-3/PD, Urban Residential Multi-Family District (Medium Density)/PD, Planned Development Overlay District to District M-1, Limited Industrial District for property described as part of Lot 1, Melton Estates Third, an addition to the City of Kearney, Buffalo County, Nebraska (North of and Adjacent to the North line of 2206 East 25th Street).
7. **Partial Subdivision Vacation No. 1981-07**
Application submitted by Miller & Associates for BSB Investments, LLC., to vacate part of Lot 1, Block 6, Colonial Estates 4th Addition to the City of Kearney, Buffalo County, Nebraska. (Between 19th Avenue and 20th Avenue, South of 44th Street).
8. **Hearing: Preliminary Plat No. 2022-15**
Application submitted by Miller & Associates for BSB Investments, LLC., for the Preliminary Plat for BSB Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as part of Lot 1, Block 6, Colonial Estates 4th

Addition to the City of Kearney, Buffalo County, Nebraska. (Between 19th Avenue and 20th Avenue, South of 44th Street). ***FINAL ACTION***

9. Hearing: Final Plat No. 2022-15

Application submitted by Miller & Associates for BSB Investments, LLC., for the Final Plat for BSB Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as part of Lot 1, Block 6, Colonial Estates 4th Addition to the City of Kearney, Buffalo County, Nebraska. (Between 19th Avenue and 20th Avenue, South of 44th Street).

10. Drainage Easement Vacation No. 2022-05

Application submitted by Miller & Associates for YB Investments, LLC; Talmadge JAM, LLC, to vacate a drainage easement being a strip of land 10.0 feet in width and 489 feet in length, part of Government Lot 7 and accretions in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (North of Talmadge Street West of 11th Avenue).

11. Hearing: Rezoning No. 2022-15

Application submitted by Miller & Associates for YB Investments, LLC; Talmadge JAM, LLC; Paul J Younes and Linda M Younes, as Trustees of the Paul & Linda Younes Family Trust U/A/D January 10, 2022 to rezone from District AG, Agricultural District to District C-2, Community Commercial District for property described as a tract of land being part of Government Lot 6, part of Government Lot 7, part of Government Lot 9 and accretions thereto, all in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Between Talmadge Street and 3rd Street, West of 10th Avenue).

12. Hearing: Annexation No. 2022-08

Application submitted by Miller & Associates for YB Investments, LLC; Talmadge JAM, LLC; Paul J Younes and Linda M Younes, as Trustees of the Paul & Linda Younes Family Trust U/A/D January 10, 2022 for the annexation of a tract of land being part of Government Lot 7, part of Government Lot 9 and accretions thereto, all in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Between Talmadge Street and 3rd Street, West of 10th Avenue).

13. Hearing: Preliminary Plat No. 2022-16

Application submitted by Miller & Associates for YB Investments, LLC; Talmadge JAM, LLC; Paul J Younes and Linda M Younes, as Trustees of the Paul & Linda Younes Family Trust U/A/D January 10, 2022, for the Preliminary Plat for Younes Center Ninth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of Government Lot 6, part of Government Lot 7, part of Government Lot 9 and accretions thereto, all in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska. (Between Talmadge Street and 3rd Street, West of 10th Avenue). ***FINAL ACTION***

14. Hearing: Final Plat No. 2022-16

Application submitted by Miller & Associates for YB Investments, LLC; Talmadge JAM, LLC; Paul J Younes and Linda M Younes, as Trustees of the Paul & Linda Younes Family Trust U/A/D January 10, 2022, for the Final Plat for Younes Center Ninth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of Government Lot 6, part of Government Lot 7, part of Government Lot 9 and accretions thereto, all in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska. (Between Talmadge Street and 3rd Street, West of 10th Avenue).

15. Reports**16. 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@nlrb.com	Board Member Monte Dakan 6605 Avenue M Place Kearney, NE 68847 308-293-7909 montedakan@hotmail.com
Board Member Jeremy Feusner 4706 14th Avenue Place Kearney, NE 68845 308-991-6906 jdfeusn@nppd.com	Board Member Dave Malone 4402 Avenue P Kearney, NE 68847 308-224-3188 dmalone@ipexneb.com	Vice-Chairman Richard McGinnis 11 21st Avenue Place Kearney, NE 68845 308-325-4941 richmcginnisbanker@gmail.com
Board Member Brent Yaw 2224 Central Avenue, Loft 1 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 402-679-6476 mmscott@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