

# FAIRBURY PLANNING COMMISSION

## AGENDA

Hearing  
August 28<sup>th</sup>, 2017  
7:30 p.m.

**STATEMENT:** "This meeting is being held in compliance with the Open Meetings Act. The provisions of the Open Meetings Act are posted on the wall in the rear of this meeting room for public inspection". The Planning Commission reserves the right to go into executive session in accordance with Section 84-1410.

1. Open Meeting and Roll Call.
2. Approve minutes of the Planning Commissions August 14<sup>th</sup>, 2017 Meeting.
3. **Public Hearing** regarding an application for Sunset Ridge Second Addition preliminary plat, a plat of a section of land located in tax lot 1 pf the Northwest  $\frac{1}{4}$  excluding a fraction of section 11-2-2, Jefferson County, Nebraska, more fully described below. Discussion, taking of any necessary or desired action.

*Referring to the Northwest Corner of said Section 11, thence southerly S 02°59'20" E, on the West line of the Northwest Quarter of said Section 11, 668.21 feet to the Point of Beginning; thence continuing southerly S 02°59'20" E, on the West line of the Northwest Quarter of said Section 11, 288.00 feet; thence easterly N 88°14'52" E 570.08 feet, to a point of intersection on the West line of McLucas Subdivision; thence northerly N 02°59'45" W, on the West line of McLucas Subdivision, 288.00 feet, thence westerly S 88°14'52" W, 570.04 feet to a point of intersection on the West line of the Northwest Quarter of said Section 11, said point also being the True Point of Beginning.*

4. **Public Hearing** regarding annexation of a plat of a section of land located in tax lot 1 pf the Northwest  $\frac{1}{4}$  excluding a fraction of section 11-2-2, Jefferson County, Nebraska. Generally referred to as proposed Sunset Ridge Second Addition and more fully described below. Discussion, taking of any necessary or desired action.

*Referring to the Northwest Corner of said Section 11, thence southerly S 02°59'20" E, on the West line of the Northwest Quarter of said Section 11, 668.21 feet to the Point of Beginning; thence continuing southerly S 02°59'20" E, on the West line of the Northwest Quarter of said Section 11, 288.00 feet; thence easterly N 88°14'52" E 570.08 feet, to a point of intersection on the West line of McLucas Subdivision; thence northerly N 02°59'45" W, on the West line of McLucas Subdivision, 288.00 feet, thence westerly S 88°14'52" W, 570.04 feet to a point of intersection on the West*

*line of the Northwest Quarter of said Section 11, said point also being the True Point of Beginning.*

5. **Public Hearing** regarding an application for Northwind Estates preliminary plat, a replat of McLucas Subdivision, Lot 15 excluding the South 5 feet and South 5 feet of lot 16, Jefferson County, Nebraska. Generally located at 2502 H ST. Discussion, taking of any necessary or desired action.
6. **Public Hearing** regarding Conditional Use Permit (CU-2017-005) from HNM Cat Adoption Center. To allow for an Animal Shelter in the C-1 – Downtown Commercial zoning district as provided for in Article 5, Section 5.13.04, and Article 6.01 of the Zoning Ordinance of the City of Fairbury, Nebraska – 2013 Edition. The legal description of the property is described as: a fraction of lots 16 through 18, Block 24, Original Town, Jefferson County, Nebraska. Generally located at 311 4<sup>th</sup> Street. Discussion, taking of any necessary or desired action.
7. Comments from the public on non-agenda items.
8. Adjourn Meeting.