



**CITY OF SCOTTSBLUFF**  
**Scottsbluff City Hall Council Chambers**  
**2525 Circle Drive, Scottsbluff, NE 69361**  
**PLANNING COMMISSION AGENDA**

**Regular Meeting**  
**April 14, 2025**  
**6:00 PM**

1. **Roll Call**
2. **Nebraska open Meetings Act** (For all interested parties, a copy of the Nebraska Open Meetings Act is posted on a bulletin board at the south wall of the council chambers.)
3. **Notice of changes in the agenda by the City Manager** (Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless added under Item 4 of this agenda.)
4. **Citizens with business not scheduled on the agenda** (As required by state law, no matter may be considered under this item unless council determines that the matter requires emergency action.)
5. **Approval of the Planning Commission Minutes From**
  - A. March 10, 2025
6. **Public Hearing**
  - A. Public Hearing regarding a Plat Vacation of Lots 2 and 3, Block 3, Northeast Second Addition Replat No. 3, commonly identified as 2302 and 2410 Frontage Road.
  - B. Public Hearing regarding a Preliminary Plat and Final Plat of Blocks 1, 2, & 3, Rockstep Subdivision, commonly identified as 2302 and 2410 Frontage Road.
  - C. Public Hearing regarding a Rezone of Blocks 2 and 4, Whistle Creek Subdivision from C-3 Heavy Commercial to M-1 Light Manufacturing and Industrial, commonly identified as tracts of land located west of the City of Scottsbluff and southeast of the intersection US Highway 26 and Nebraska Highway 92.
  - D. Public Hearing regarding a Rezone of part of Lot 1, Tax Lot 13, and Accreted Lands in Section 27, Township 22 North, Range 55 West of the 6th PM from R-1A Single-family Residential to C-3 Heavy Commercial, commonly identified as 1902 W. Overland Drive.
  - E. Public Hearing regarding a Zoning Text Amendment regarding the Definitions of

Adult Day Service Facility & Respite Care Service Facility in addition to permitting said uses in the C-1, C-2, C-3, and O-P zoning districts as a Principal Permitted Uses.

- F. Public Hearing regarding a Zoning Text Amendment regarding the Required Surface Material of Off-street Parking Facilities.

**7. Staff Reports**

- A. Staff to provide update on Comprehensive Plan to Planning Commission

**8. Schedule a Meeting**

- A. May 12, 2025

**9. Adjournment**

[MEET\_FOOT]