

**PRESENT:** Chairman, Dev Sookram, Commissioners, Amber Barton, Bryan Fagan, Brad Fooker, Marty Gifford, Carl Nielsen, Mitch Sawyer, Brian Wiese, and Tom Winter, and Planning Director, Troy Anderson

**ABSENT:** None.

1. Call to Order. Chairman Sookram called the meeting to order at 5:00 p.m.
2. Roll Call. A roll call showed nine (9) members present and zero (0) absent – a quorum was established.

Chairman Sookram then read the following statement: This meeting was preceded by publicized notice in the Fremont Tribune, the agenda displayed in the lobby of the Municipal Building and posted online at [www.fremontne.gov](http://www.fremontne.gov) in accordance with the Nebraska open meetings act, a copy of which is posted continually in the council chambers for public inspection and said meeting is open to the public. A copy of the agenda was also kept continually current and available to the public in the principle office of the Department of Planning, 400 East Military Avenue. The Planning Commission reserves the right to adjust the order of items on this agenda. This meeting is hereby declared to be duly convened and in open session.

3. Minutes of the January 18, 2016, Regular Meeting.

Chairman Sookram read the item into the record. Hearing no discussion, Sookram entertained a motion.

**Motion:** It was moved by Commissioner Fooker, and seconded by Commissioner Sawyer, to dispense with the reading of the minutes and approve the minutes as provided. A roll call vote showed all members present voting aye – the motion carried unanimously.

4. Consider a request of Ed Christoffersen, on behalf of JDJ Investments, owner of approximately 13.6 acres located at 1255 Front St., for approval of a Voluntary Annexation Petition for said properties.

Staff read Staff's Report.

Sookram then proceeded to open the floor to public hearing. Hearing none, Sookram closed the floor to public hearing and opened the floor to Commission discussion and action. Hearing no discussion, Sookram entertained a motion.

**Motion:** It was moved by Commissioner Barton, and seconded by Commissioner Gifford, to recommend approval of the Voluntary Annexation Petition. A roll call vote showed all members present voting aye – the motion carried unanimously.

5. Consider a request of Midland University, owner of approximately 34.9 acres located at 900 N Clarkson St., for approval of a Zoning Change from R-2 Moderate-Density Residential, R-3 Mixed-Density Residential, and UC Mixed Use Urban Corridor to CC Community Commercial.

Staff read Staff's Report.

Sookram then proceeded to open the floor to public hearing.

Ryan Kirchmann, owner of property located at 1139 E 9<sup>th</sup> St., asked the Commission how the zoning change would affect him. Planning Director Anderson informed Mr. Kirchmann, as well as all others in attendance, that they were notified in accordance with state law, informing them of zoning activity in their neighborhood. Anderson continued to explain that the request does not change the use of the property (i.e. it's a campus/university now and it'll be a campus/university after), that the University does not have immediate plans for any particular construction project, and that this is simply a request by the University to allow them to develop a long-range campus plan; no impact on adjacent properties is expected as a result of this zoning change.

Hearing no other comments, Sookram closed the floor to public hearing and opened the floor to Commission discussion and action.

Commissioner Fooker asked about the zoning change that was denied a couple of years ago and how that relates to signage in general. Anderson responded with highlights of the zoning change request and concluded that electronic information signs are currently permitted in UC/SC Urban Corridor with Special Corridor overlay district zoning districts and that this request would not change that. Hearing no discussion, Sookram entertained a motion.

**Motion:** It was moved by Commissioner Fagan, and seconded by Commissioner Wiese, to recommend approval of the Zoning Change. A roll call vote showed all members present voting aye – the motion carried unanimously.

6. Consider a request of Dodd Engineering & Surveying, LLC, on behalf of Eastowne Development, LLC, owner of approximately 7.0 acres located at 1020 E 29<sup>th</sup> St., for approval of a Final Plat to be known as Fountain Springs Fourth Subdivision, Dodge County, Nebraska.

Staff read Staff's Report.

Sookram then proceeded to open the floor to public hearing. Hearing none, Sookram closed the floor to public hearing and opened the floor to Commission discussion and action. Hearing no discussion, Sookram entertained a motion.

**Motion:** It was moved by Commissioner Fooker, and seconded by Commissioner Fagan, to recommend approval of the Final Plat. A roll call vote showed all members present voting aye – the motion carried unanimously.

7. Receive a report from the Future Land Use Plan Evaluation Subcommittee.

Commissioner Fooker indicated that they've had one meeting and that they have made some progress.

Hearing no further comments, Sookram concluded discussion of the item and proceeded to the next item on the agenda.

8. Receive a report from Staff regarding a presentation made at the City Council Retreat.

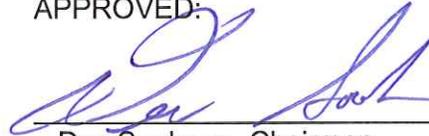
Planning Director Anderson informed the Commission that a couple of weeks ago, City Council held a Retreat wherein Staff presented various discussion topics. Anderson continued to indicate that he gave a presentation to Council as to the progress of the review and recommendation of a Unified Development Code (UDC) and that Council was interested in knowing more. Anderson also suggested that after visiting with a few of the Council members after the Retreat, there were a handful of items in particular that they felt the Commission should revisit prior to making a recommendation to Council. Anderson continued to identify some of those specific issues. Anderson then asked the Commission to consider whether or not they felt they needed to depart from their initial program timeline and revisit some of these items now or whether they should revisit them after completing their initial review of the UDC. Anderson indicated that an answer was not needed today but that the Commission should continue to discuss how to revisit these items.

Hearing no further comments, Sookram concluded discussion of the item.

Chairman Sookram then asked if there was any other business of the Commission.

Hearing no further business, Chairman Sookram adjourned the meeting at approximately 5:43 p.m.

APPROVED:



Dev Sookram, Chairman

ATTEST:



Troy Anderson, Planning Director