

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

ABSENT: Commissioner, Amber Barton.

1. Call to Order. Chairman Sookram called the meeting to order at 5:00 p.m.
2. Roll Call. A roll call showed seven (7) members present and one (1) absent with one (1) seat unassigned – 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 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 March 21, 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. Minutes of the March 22, 2016, Special 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 Gifford, 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.

5. Consider an amendment to the City of Fremont Comprehensive Plan, particularly amendments to the Future Land Use Plan.

Planning Director, Troy Anderson read Staff's Report.

Sookram then proceeded to open the floor to public hearing. Melissa Ball, 2390 W Military Ave., presented a petition of neighboring property owners opposed to

the future land use designation of industrial along W Military Ave. between Ridge Rd. and Business Park Dr. Marlin Brabec, address unknown, opposed future land use designation of commercial along Hwy 30, E Military Ave., and E Morningside Rd., east of Hwy 275. Brabec also suggested that properties north and west of town will not develop as residential. Rob George, 1941 E 16th St., questioned the airport designation without knowing exactly what uses were going to be permitted in the new Unified Development Code. Bill Strong, address unknown, opposed industrial uses near Isaak Walton Lakes and suggested that a better location for industrial uses would be South of Hormel. Sandra Cadwallader, 2494 W Military Ave., opposed future land use designation of industrial along W Military Ave. Dan Martinez, 125 N Clarmar Ave., asked the Commission to reconsider the future land use designation west of N Broad St. between Judy Dr., and the Fremont Golf Club. Bill Sellhorst, 603 S Downing St., opposed future land use designation of industrial in the area of Downing St. Richard Waage, 1749 Old Hwy 8, opposed future land use designation of industrial along E Morningside Rd. between Old Highway 8 and Luther Rd.

Hearing no other comments, 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 Winter, and seconded by Commissioner Wiese, to return the item to the Future Land Use Evaluation Subcommittee for reconsideration. A roll call vote showed six (6) members voting aye, one (1) member, Commissioner Fooker, voting nay – the motion carried.

6. Consider an amendment to Fremont Zoning Ordinance No. 3939 subsection 303.b. pertaining to the definition of Crop Production to include temporary grain ground storage pile(s).

Planning Director, Troy Anderson read Staff's Report.

Sookram then proceeded to open the floor to public hearing. Steve Dodd argued that it was a stretch to call temporary grain ground storage piles, crop production.

Hearing no other comments, 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 Sawyer, to recommend approval of the Ordinance Amendment. A roll call vote showed all members present voting aye – the motion carried unanimously.

7. Consider a request of Interstate Commodities, Inc., on behalf of Frontier Cooperative, owner of approximately 20.2 acres located at 549 E. Co. Rd. T, for approval of a Zoning Change from AG Agricultural to GI General Industrial.

Planning Director, Troy Anderson read Staff's Report.

Sookram then proceeded to open the floor to public hearing. Curtis Gregg, representative of the applicant, agreed with Staff that if the ordinance amendment previously considered, passes, then a zoning change is not required.

Hearing no other comments, 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 Gifford, and seconded by none, to recommend disapproval of the Zoning Change. The motion died for lack of a second.

Hearing no other motions, the request died for lack of a motion.

8. Consider a request of Dodd Engineering & Surveying, LLC, on behalf of MYKO, Inc., owner of approximately 2.2 acres located at 3000 N Co. Rd. 20, for approval of a Zoning Change from GI General Industrial to LI Limited Industrial

Planning Director, Troy Anderson read Staff's Report.

Sookram then proceeded to open the floor to public hearing. Steve Dodd, applicant and agent for the owner, introduced himself and offered to answer any questions that the Commission or public may have. Alex Brown, representative of the owner, introduced himself and elaborated on the request that the zoning change would allow for maximization of the site, and was also available to answer questions.

Hearing no other comments, 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 Wiese, and seconded by Commissioner Winter, to recommend approval of the Zoning Change. A roll call vote showed five (5) members present voting aye, two (2) members, Chairman Sookram and Commissioner Fooker, voting nay – the motion carried.

9. Consider a request of Dodd Engineering & Surveying, LLC, on behalf of Donald & Connie Mahrt, owners of approximately 4.2 acres located at 1804 Old Highway 8, for approval of a Zoning Change from R-4 High-Density Residential to GI General Industrial.

Planning Director, Troy Anderson read Staff's Report.

Sookram then proceeded to open the floor to public hearing. Steve Dodd, applicant and agent for the owner, introduced himself and offered to answer any questions that the Commission or public may have. Gary White, 1980 Morningside Rd., suggested that the property should remain residential. Charlene Vecchi, 588 S Downing St., expressed concerns over zoning and impact on well water, truck traffic, and children in the area. Bill Galbraith, address unknown, opposed the request. Richard Waage, 1749 Old Hwy 8, opposed the request. Theresa Muhle, 1127 Deer Park Ct., opposed the request.

Hearing no other comments, 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 Winter, and seconded by none, to recommend disapproval of the Zoning Change. The motion died for lack of a second.

Hearing no other motions, the request died for lack of a motion.

10. Consider a request of Dodd Engineering & Surveying, LLC, on behalf of Donald & Connie Mahrt, owners of approximately 9.0 acres located at 1804 Old Highway 8, for approval of a Final Plat to be known as Sawyer Industrial Park, Dodge County, Nebraska.

Planning Director, Troy Anderson read Staff's Report.

Steve Dodd, applicant and agent for the owner, introduced himself and offered to answer any questions that the Commission or public may have.

Gary White, 1981 Morningside Rd., asked to approach the Commission, and Chairman Sookram allowed it. Mr. White then proceeded to recommend that the property remain residential.

Sookram thanked Mr. White 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 Nielsen, to recommend approval of the Final Plat. A roll call vote showed six (6) members voting aye, one (1) member, Commissioner Sawyer, abstaining – the motion carried.

11. Consider a request of RML Investments, Inc., owner of approximately 7,800 square feet located at 1820 W 23rd St., for approval of a Zoning Change from R-2 Moderate-Density Residential to LI Limited Industrial.

Planning Director, Troy Anderson read Staff's Report.

Sookram then proceeded to open the floor to public hearing. Dan Martinez, agent for the owner, introduced himself and offered to answer any questions that the Commission or public may have. Ronn Winquest, representative of the owner, explained that the request would allow for expansion of the existing use. Ashley Thomas, 2325 Seaton Ave., opposed the request.

Martinez then asked the Commission to consider continuing the request until such time as the Future Land Use Map is reconsidered by the Future Land Use Plan Subcommittee and is reconsidered by the Commission.

Hearing no other comments, 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 Gifford, and seconded by Commissioner Nielsen, to continue the request. A roll call vote showed all members present voting aye – the motion carried unanimously.

12. Consider a request of RML Investments, Inc., owner of approximately 2.4 acres located at 1820 W 23rd St., for approval of a Final Plat to be known as Seaton Subdivision Replat, Dodge County, Nebraska.

Planning Director, Troy Anderson read Staff's Report.

Sookram 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 Sawyer, to recommend approval of the Final Plat. A roll call vote showed all members present voting aye – the motion carried unanimously.

13. Consider a request of Ciera Mruz, on behalf of Jeremy Mruz, owner of approximately 8,100 square feet located at 2530 Idaho Ave., for approval of a Conditional Use Permit for Day Care (General).

Planning Director, Troy Anderson read Staff's Report.

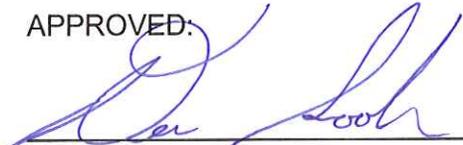
Sookram then proceeded to open the floor to public hearing.

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 Sawyer, and seconded by Commissioner Wiese, to recommend approval of the Conditional Use Permit. A roll call vote showed all members present voting aye – the motion carried unanimously.

14. Adjournment. Hearing no further business, Chairman Sookram adjourned the meeting at approximately 6:17 p.m.

APPROVED:



Dev Sookram, Chairman

ATTEST:



Troy Anderson, Planning Director