

PRESENT: Chairman, Dev Sookram, Commissioners, Amber Barton, Brad Fooker, Marty Gifford, Rol Horeis, Carl Nielsen, Aaron Rix, Mitch Sawyer, and Brian Wiese, 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 all members present – 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 April 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 eight (8) members present voting aye with Commissioner Rix abstaining – the motion carried 8-0.

4. 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. Maggie Diers-Yost, address undisclosed, representing Diers Point Corporation, presented an exhibit illustrating marketing efforts for properties located north of Rawhide Creek between N Luther Rd. and N Diers Parkway, for commercial development and asked the Commission to amend the map to reflect those efforts. Chuck Johannsen, address undisclosed, past president of the Greater Fremont Development Council, read a statement supporting the proposed changes. Doug Whitman, address undisclosed, was unclear as to what the City was trying to do and asked the Commission to explain. Chairman Sookram explained that this was an update to the Future Land Use Map. Planning Director Anderson further elaborated on state and local laws associated with comprehensive plans and

future land use plans, including maps, as that relates to zoning activity of the City. Dan Martinez, address undisclosed, inquired into the commercial land use designation and its relationship to the land use classification *Trade Services*. Commissioner Fooker assured Martinez that the new Unified Development Code would include *Trade Services* as a permitted use in commercial zoning districts.

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 Gifford, to recommend approval of the Comprehensive Plan Amendment with an amendment that the properties located north of Rawhide Creek between N Luther Rd. and N Diers Parkway be identified as Commercial rather than Residential. A roll call vote showed all members voting aye – the motion carried unanimously.

5. 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, address undisclosed, introduced himself as representative of the applicant, provided an overview of the site development plans, and offered to answer any questions. Ashley Thomas, address undisclosed, argued that the north twenty-five feet of her property is zoned differently than what the applicant has suggested. Planning Director Anderson offered to get together with both property owners after the meeting and share whatever information is available.

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 Sawyer, 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 Rodger & Debra Menn, owners of approximately 40.0 acres located at 361 W. Co. Rd. T, for approval of a Zoning Change from AG Agricultural to LI Limited Industrial.

Planning Director, Troy Anderson read Staff's Report.

Sookram then proceeded to open the floor to public hearing. Dan Martinez, address undisclosed, introduced himself as representative of the applicant, explained the history of the request and the reason for the request for LI Limited Industrial based on the previous Future Land Use Map but that based on the information made available as part of this meeting, the applicant would be agreeable to a GC General Commercial zoning district designation to be consistent with the Future Land Use Map that was just approved by the Commission and concluded with an offer to answer any 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 Gifford, and seconded by Commissioner Fooker, to recommend approval of a Zoning Change from AG Agricultural to GC General Commercial. A roll call vote showed all members present voting aye – the motion carried unanimously.

7. Consider a request of Lilyan Scheinost, owner of approximately 16.9 acres located at 2284 Morningside Rd., for approval of a Zoning Change from AG Agricultural and 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. Dan Martinez, address undisclosed, introduced himself as representative of the applicant, and offered to answer any questions. Bill Sellhorst, 603 S Downing St., asked about commercial zoning and elaborated on surrounding land uses. Randy Ruppert, 2108 Co. Rd. O, inquired into the development plans. Martinez explained that there has been interest in one of the tracts for a lawn maintenance business and interest in the other tract as a trucking business. Gary White, 1980 Morningside Rd., asked the Commission if they were familiar with the area and suggested that there are residences in the area and that he was opposed to the request. Debby Durham, 1021 Skyline Dr., said that she couldn't understand why nobody was talking about Costco and subsequently handed the Commission a form titled "Nebraska Communities United Talking Points."

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 Nielsen, to recommend approval of the Zoning Change. A roll call vote showed all members present voting aye – the motion carried unanimously.

8. Consider a request of Lilyan Scheinost, owner of approximately 16.9 acres located at 2284 Morningside Rd., for approval of a Final Plat to be known as Morningside Industrial Park, 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 Sawyer, and seconded by Commissioner Barton, to recommend approval of the Final Plat. A roll call vote showed all members present voting aye – the motion carried unanimously.

9. Consider a request of Yager Retail LLC, on behalf of Yager Group, LLC, owner of approximately 2.5 acres located at 1220 E 23rd St., for approval of a Final Plat to be known as Yager Place 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 eight (8) members present voting aye with Commissioner Gifford abstaining – the motion carried 8-0.

10. Consider a request of BNE Construction, owner of approximately 1.1 acres located at 1858 W 23rd St., for approval of a Final Plat to be known as Seaton Subdivision 2nd 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 Sawyer, and seconded by Commissioner Nielsen, to recommend approval of the Final Plat. A roll call vote showed all members present voting aye – the motion carried unanimously.

11. Review and consider amendments to Article 6 of the draft Unified Development Ordinance.

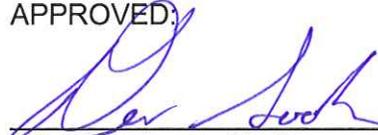
Planning Director, Troy Anderson introduced proposed amendments to Article Six [Part 2 of 3] of the draft Unified Development Ordinance (UDO) including:

1. Reorganization;
2. Removing redundant language;
3. Specifying an approved and prohibited plant list;
4. Specifying common tree measurement practices;
5. Revising inspection procedures;
6. Providing term to determination of land clearing;
7. Clarifying mixed use applicable to bufferyards;
8. Eliminating residential bufferyards against existing residential developments; and
9. General word-smithing.

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

12. Adjournment. Hearing no further business, Chairman Sookram adjourned the meeting at approximately 6:03 p.m.

APPROVED:



Dev Sookram, Chairman

ATTEST:



Troy Anderson, Planning Director