

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

ABSENT: Commissioners Rol Horeis, and Aaron Rix.

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 two (2) members 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 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 May 16, 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 Resolution approving a form of Conditional Annexation Agreement, and authorizing the Mayor to execute the same, at such time as the City Council of the City of Fremont adopts and approves an ordinance to annex real properties located in the Roadway Subdivision, said Subdivision being located in the West half of the East half of Section 25, Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, and more generally located at 1400 S Downing St.

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 Wiese, to recommend approval of the Conditional Annexation

Agreement. A roll call vote showed all members voting aye – the motion carried unanimously.

5. Consider a Resolution approving a form of Conditional Annexation Agreement, and authorizing the Mayor to execute the same, at such time as the City Council of the City of Fremont adopts and approves an ordinance to annex SID 4, said SID being located in the Roadway Subdivision located in the West half of the East half of Section 25, Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, and more generally located at 1400 S Downing St.

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 Nielsen, and seconded by Commissioner Barton, to recommend approval of the Conditional Annexation Agreement. A roll call vote showed all members voting aye – the motion carried unanimously.

6. Consider a petition of the owners of approximately 57.3 acres described as the Roadway Subdivision, said Subdivision being located in the West half of the East half of Section 25, Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, and more generally located at 1400 S Downing St., for annexation into the City of Fremont's corporate limits.

Planning Director, Troy Anderson read Staff's Report.

Sookram then proceeded to open the floor to public hearing. From approximately 5:18 p.m. to approximately 5:30 p.m., the Commission received public comment both in support and in opposition of 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 Sawyer, and seconded by Commissioner Gifford, to recommend approval of the annexation. A roll call vote showed all members present voting aye – the motion carried unanimously.

7. Consider a Resolution approving a form of Conditional Annexation Agreement, and authorizing the Mayor to execute the same, at such time as the City Council of the City of Fremont adopts and approves an ordinance to annex approximately 417.1 acres located in Section 25, Section 26, and Section 36 of Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, and more generally located at 2200 S Downing St.

Planning Director, Troy Anderson read Staff's Report including a request that the Commission consider striking Parcel No. 270065338 from the Agreement.

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 Nielsen, to recommend approval of an amended Conditional Annexation Agreement with Parcel No. 270065338 being stricken from the

Agreement. A roll call vote showed all members voting aye – the motion carried unanimously.

8. Consider a petition of TJ Design Strategies, Ltd., on behalf of Costco Wholesale Corporation, agent for the owner, and Hills Farm, Inc., the owner of approximately 417.1 acres located in Section 25, Section 26, and Section 36 of Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, and more generally located at 2200 S Downing St., for annexation into the City of Fremont's corporate limits.

Planning Director, Troy Anderson read Staff's Report.

Sookram then proceeded to open the floor to public hearing. From approximately 5:36 p.m. to approximately 6:55 p.m., the Commission received public comment both in support and in opposition of 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 Sawyer, and seconded by Commissioner Fooker, to recommend approval of the annexation. A roll call vote showed all members present voting aye – the motion carried unanimously.

9. Consider a request of TJ Design Strategies, Ltd., on behalf of Costco Wholesale Corporation, agent for the owner, and Hills Farm, Inc., the owner of approximately 83.3 acres located at 2200 S Downing St., 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. From approximately 6:57 p.m. to approximately 7:11 p.m., the Commission received public comment both in support and in opposition of 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 Wiese, and seconded by Commissioner Gifford, to recommend approval of the Zoning Change. A roll call vote showed all members present voting aye – the motion carried unanimously.

10. Consider a request of Kevin and Lori Yount, the owners of approximately 4.5 acres located at 1520 S Main St., for approval of a Zoning Change from RR Rural Residential to GC General Commercial.

Planning Director, Troy Anderson read Staff's Report.

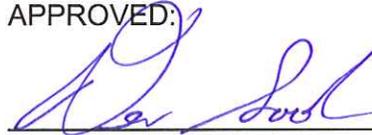
Sookram then proceeded to open the floor to public hearing. Dave Mitchell, representative of the applicant, introduced himself, elaborated on the request, and offered to answer any questions.

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 Wiese, and seconded by Commissioner Gifford, to recommend approval of the Zoning Change. A roll call vote showed all members present voting aye – the motion carried unanimously.

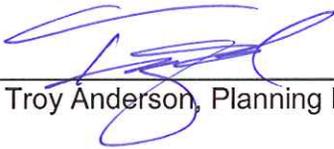
11. Adjournment. Hearing no further business, Chairman Sookram adjourned the meeting at approximately 7:16 p.m.

APPROVED:



Dev Sookram, Chairman

ATTEST:



Troy Anderson, Planning Director