

PRESENT: Chairman, Dev Sookram, Commissioners, Amber Barton, Brad Fookan, Marty Gifford, Rol Horeis, Carl Nielsen, and Mitch Sawyer, and Planning Director, Troy Anderson

ABSENT: Commissioners Aaron Rix and Brian Wiese.

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. Dispense with the reading and approve the minutes of the June 20, 2016, Regular Meeting as prepared.

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

Motion: It was moved by Commissioner Fookan, 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. Dispense with the reading and approve the minutes of the June 27, 2016, Regular Meeting as prepared.

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

Motion: It was moved by Commissioner Barton, 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 a Redevelopment Plan for properties described as being part of Sections 25, 26, and 36, all in Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, and more generally located at 2200 S Downing St., to hereinafter be known as the South Fremont Industrial Redevelopment Plan,

including a specific redevelopment project to be known as Project No. 1 – Costco Poultry Complex.

Chairman Sookram read the item into the record.

Planning Director, Troy Anderson read Staff's Report.

Sookram then proceeded to open the floor to public hearing. From approximately 5:14 p.m. to approximately 5:16 p.m., the Commission received public comment from two proponents 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 Redevelopment Plan. A roll call vote showed all members present voting aye – the motion carried unanimously.

6. Consider a request of MBEE, LLC, the owner of approximately 4.2 acres located at 1804 Old Highway 8, for approval of a Zoning Change from R-4 High-Density Residential to LI Limited Industrial.

Chairman Sookram read the item into the record.

Due to a conflict of interest with the next two items on the agenda, Commissioner Sawyer recused himself for the remainder of the meeting.

Planning Director, Troy Anderson read Staff's Report.

Sookram then proceeded to open the floor to public hearing. Mr. Gary White, resident of 1948 Morningside Rd., spoke 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 Barton, 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.

7. Consider a request of Dodd Engineering & Surveying, LLC, on behalf of MBEE, LLC, owners of approximately 8.4 acres located at 1804 Old Highway 8, for approval of a Conditional Use Permit for a Recycling Center.

Chairman Sookram read the item into the record.

Planning Director, Troy Anderson read Staff's Report.

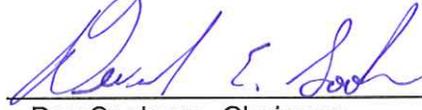
Sookram then proceeded to open the floor to public hearing.

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 Nielsen, and seconded by Commissioner Barton, to recommend approval of the Conditional Use Permit. A roll call vote showed five of the members present voting aye, with Commissioner Gifford abstaining – the motion carried unanimously.

8. Adjournment. Hearing no further business, Chairman Sookram adjourned the meeting at approximately 5:22 p.m.

APPROVED:



Dev Sookram, Chairman

ATTEST:



Troy Anderson, Planning Director