

**PRESENT:** Chairman, Dev Sookram, Commissioners, Amber Barton, Brad Fooker, Marty Gifford, Rol Horeis, Carl Nielsen, Aaron Rix, and Mitch Sawyer, and Planning Director, Troy Anderson.

**ABSENT:** Commissioner 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 eight (8) members present and one (1) member 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. Dispense with the reading and approve the minutes of the August 15, 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 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 petition of the owners of approximately 4.5 acres described as a part of the Southeast Quarter of the Northwest Quarter of Section 18, Township 17 North, Range 9 East of the 6th P.M., Dodge County, Nebraska, and more generally located at 1800 Deer Run, for annexation into the City of Fremont's corporate limits.

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

5. Consider a petition of the owners of approximately 0.5 acres described as a part of the South Half of the Northwest Quarter of Section 7, Township 17 North, Range 9 East of the 6th P.M., Dodge County, Nebraska, and more generally located at 3400 N Luther Rd., for annexation into the City of Fremont's corporate limits.

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 Barton, 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.

6. Consider a request of Dodd Engineering & Surveying, LLC, on behalf of Deer Pointe Corporation, owner of approximately 4.5 acres located at 1800 Deer Run, for approval of a Final Plat to be known as Deer Pointe Fourth Addition to the City of Fremont, Nebraska.

Chairman Sookram read the item into the record.

Planning Director, Troy Anderson read Staff's Report.

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

7. Review and consider amendments to Articles 6 and 7 of the draft Unified Development Ordinance.

Chairman Sookram read the item into the record.

Planning Director, Troy Anderson introduced proposed amendments to Articles 6 and 7 of the draft Unified Development Ordinance (UDO) including:

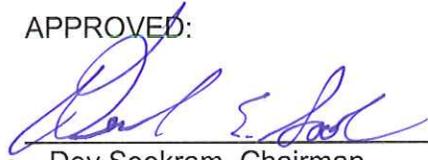
1. Reorganization;
2. Removing redundant language;
3. Revising language to remain consistent with industry standards;
4. Removing site plan review from Commission powers – except when forwarded by the Zoning Administrator;
5. Revising "Director" to read, "Zoning Administrator" to coincide with industry standard;

6. Differentiating between areas of responsibility associated with public off-site improvements and private on-site improvements;
7. Removing the Building Official responsibilities – these are covered by the International Code Council and are typically outside the scope of zoning regulations;
8. Transferred a number of permit review authorities from the Commission to the Zoning Administrator; and
9. General word-smithing.

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

8. Adjournment. Hearing no further business, Chairman Sookram adjourned the meeting at approximately 5:09 p.m.

APPROVED:



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Dev Sookram, Chairman

ATTEST:



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Troy Anderson, Planning Director