

PLANNING COMMISSION MINUTES  
January 15, 2018  
5:00 o'clock pm. Regular Meeting

Chairman Dev Sookram called the meeting to order and stated a copy of the open meeting law is posted continually for public inspection located near the entrance door by the agendas. Roll call showed Chairman Sookram, Commissioners Borisow, Bowen, Carlson, Gifford, Horeis, Sawyer present, Commissioners Barton and Nielsen absent. Seven present – a quorum was established.

Chairman Sookram asked for nominations for Chairman.

It was moved by Commissioner Borisow and seconded by Commissioner Sawyer to elect Dev Sookram as Chairman. A roll call vote showed all Commissioners present voting aye – the motion carried unanimously.

Chairman Sookram asked for nominations for Vice-Chairman.

It was moved by Commissioner Sawyer and seconded by Commissioner Horeis to elect Marty Gifford as Vice-chairman. A roll call vote showed all Commissioners present voting aye – the motion carried unanimously.

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

It was moved by Commissioner Borisow, and seconded by Commissioner Gifford, to dispense with the reading of the December 18, 2017 minutes and approve the minutes as provided. A roll call vote showed all Commissioners present voting aye – the motion carried unanimously.

Items were rearranged on the Agenda by Chairman Sookram. Item 6 was moved up.

Planning Director, Troy Anderson spoke about the current land use plan and showed the areas on the map. He stated that there were areas that the Commission may wish to discuss amending certain areas of the future land use plan. The first area was North of the Highway 275 interchange, along North Broad Street or Highway 77 to the City's ETJ. Currently identified as Rural, suggested to recognize as Commercial. The next is property along East Highway 30, towards Arlington on the East Highway 275 interchange. Suggested change from Rural to Commercial. The future land use plan is about long range planning and anticipated development or redevelopment. It is NOT zoning. Zoning is a separate issue. The next area is between East Highway 30 and East Military Avenue, identifying that as Residential, the next is East of Military again East of the 275 interchange, identifying that arterial roadway as Commercial. Then skip back over to the West side of the interchange and there's two boundary changes, the first one being on the South East corner of that intersection owned by the School District. We don't anticipate that they will ever develop that as Residential, so perhaps Industrial or Institutional Campus University. The other one is change to Commercial, which is property owned by some churches. There's a tower there and you are entertaining a zoning change to General Commercial. Across the interchange to East Morningside Avenue identified as Commercial, and immediately South is Residential, jumping back to the West side of the interchange between East Morningside Avenue and Old Highway 8, currently as Residential and there may be opportunity for development to the North by FCC and Eagle, for similar development to the South, so identifying it as Commercial makes sense. The next is the expansion of the Industrial. Property between Old Highway 8 and Old Highway 275, adjacent to the Roadway Subdivision. Currently listed as Rural, but may want to

updating the Future Land Use Map from Rural to Commercial for property on East Military corridor (East of 275). A roll call vote showed all Commissioners present voting aye – the motion carried unanimously.

The Commissioners had a discussion regarding Exhibit/item E1 two separate issues about rezoning from Residential to Institutional Campus University and the other for commercial. They want to take them up separately.

Motion by Commissioner Borisow and seconded by Commissioner Sawyer to rezone item E1 updating the Future Land Use Map from Residential to Institutional Campus University for property North of Fremont Middle School. A roll call vote showed all Commissioners present voting aye - the motion carried unanimously.

Motion by Commissioner Borisow and seconded by Commissioner Horeis to deny the second half (E2) for the Commercial change, for an update to the Future Land Use Map from Residential to Commercial for property on Military Avenue near Fremont Middle School. A roll call vote showed all Commissioners present voting, Borisow, Carlson, Horeis, Sookram all voted aye and Commissioners Bowen, Gifford, Sawyer, voted nay. Motion to deny carried.

Motion by Commissioner Borisow and seconded by Commissioner Gifford to approve item F, for an update to the Future Land Use Map from Rural to Commercial for property on East Morningside Road. A roll call vote showed all Commissioners present voting aye - the motion carried unanimously.

Motion by Commissioner Borisow and seconded by Commissioner Carlson to approve item G, for an update to the Future Land Use Map from Rural to Residential for property South of Morningside Road. A roll call vote showed all Commissioners present voting aye - the motion carried unanimously.

Requested redraw item H, for an update to the Future Land Use Map from Rural to Commercial for property South of Morningside Road and West of County Road 25 to remove the tail that's next to the residential. Motion by Commissioner Borisow and seconded by Commissioner Bowen to pass the Commercial Rezoning in the North 2/3rds of the item, Exhibit H, putting a line where the lake lot ends. A roll call vote showed all Commissioners present voting, Sookram, Borisow, Bowen, Carlson and Horeis voting aye, Commissioners Gifford and Sawyer voting nay - the motion carried.

Motion by Commissioner Borisow and seconded by Commissioner Gifford to approve item I for an update to the Future Land Use Map from Rural to Industrial for property North of Highway 275 and South of Morningside Road. A roll call vote showed all Commissioners present voting aye - the motion carried unanimously.

It was moved by Commissioner Borisow and seconded by Commissioner Sawyer to recommend approval of Amendment J for an update to the Future Land Use Map from Rural to Residential for property West of Schuyler Avenue and South of South Street. A roll call vote showed all Commissioners present voting aye; the motion carried unanimously.

Planning Director, Troy Anderson said he would compile and put them together as a recommendation. And it would go to the Council Agenda on the January 30<sup>th</sup>.

Chairman Sookram read into the record; Consider a request of Dodd Engineering & Surveying,

LLC, on behalf of Don Peterson and Associates Real Estate Co., Connie & Paul Barron, and Luanne & Gary Ehmcke, owners of approximately 4.8 acres described as a part of the Northwest Quarter of Section 19, Township 17 North, Range 9 East of the 6<sup>th</sup> P.M., Dodge County, Nebraska, for approval of a Zoning Change from RR Rural Residential to GC General Commercial.

Planning Director, Troy Anderson read staff report and stated that this would not be consistent with the City's comprehensive plan for future land use and character.

Sookram then proceeded to open the floor to public hearing and reminded the Public that there is a three minute time allotment for speaking.

Marlin Brabec spoke on behalf of Don Peterson and Associates. He requested that this be continued.

Jeff Kleeb spoke as a concerned citizen.

Alan Fanning spoke as a concerned citizen.

Brenda Ray spoke as a concerned citizen.

Steve Dodd of Dodd Engineering spoke and requested it be continued until the Council could make a decision on the land use.

Brad Yerger spoke as a concerned citizen. He then requested a document be entered into the record.

Planning Director, Troy Anderson asked for a motion to receive them into the record. Commissioner Gifford made the motion. Borisow seconded. A roll call vote showed all Commissioners present voting aye – the motion carried unanimously.

Dawn Austin spoke as a concerned citizen.

Susan Jacobus spoke as a concerned citizen.

Sookram then proceeded to close the floor to public hearing and opened the floor to Commission discussion and action.

It was moved by Commissioner Borisow and seconded by Commissioner Gifford to continue the item until the next meeting. A roll call vote showed all Commissioners present voting. We have five ayes and two nays – motion passes

Adjournment. There being no further business, Chairman Sookram declared the meeting adjourned.

ATTEST

  
Building Official or Legal Secretary

APPROVED

  
Dev Sookram, Chairman