

PRESENT: Chairman, Dev Sookram, Commissioners, Amber Barton, Brad Fookan, 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 nine (9) members present and zero (0) 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. Elect a Chair and Vice-Chair in accordance with Commission By-laws.

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

Motion: It was moved by Commissioner Nielsen, and seconded by Commissioner Rix, to reelect Commissioner Dev Sookram as Commission Chair and Commissioner Brad Fookan as Vice-Chair. 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 December 19, 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.

5. Hear a presentation and receive input on the City's 1 and 6 Year Street Improvement Plan.

Chairman Sookram read the item into the record.

Director of Public Works, Dave Goedeken, read Staff's Report.

Sookram then proceeded to open the floor to Commission discussion. Hearing none, Sookram thanked Mr. Goedecken and proceeded to the next item on the agenda.

6. Consider a request of R&S Lawn Care, LLC, owner of approximately 6.5 acres located at 2302 E Morningside Rd., for approval of a Zoning Change from LI Limited Industrial to GI General Industrial.

Chairman Sookram read the item into the record.

Planning Director, Troy Anderson read Staff's Report.

Sookram proceeded to open the floor to public hearing.

Dan Martinez, representative of the applicant, introduced himself, provided a brief explanation of the request, and concluded by offering to answer any questions.

Hearing no further 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 Barton, 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 Borisow Properties, on behalf of Pinnacle Bank, owner of approximately 11.1 acres located at 2425 N Lincoln Ave., for approval of a Final Plat to be known as Lincoln Park First Subdivision.

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

8. Annual review of the City of Fremont Comprehensive Plan, particularly amendments to the Future Land Use Plan.

Chairman Sookram read the item into the record.

Planning Director, Troy Anderson read Staff's Report.

Sookram proceeded to open the floor to public hearing.

Ron Vlach, address undisclosed, requested that the Planning Commission reconsider the area along West Military [between Ridge Road and Business Park Drive] to be identified as Commercial.

Scott Getzschman, 1832 North Fawn, requested that the Planning Commission consider the property located at the southwest corner of East 1st Street and South Union to be identified as Downtown Urban.

Melissa Ball, 2390 West Military, spoke in opposition to the area along West Military [between Ridge Road and Business Park Drive] being changed to Commercial and suggested that the property remain as it is currently identified.

Ms. Ball then produced a petition of neighboring property owners that were also opposed to any change in the Future Land Use Plan.

Dean Muth, 2659 East Christensen Field Road, spoke in opposition of industrial to the south of East Christensen Field Road [between Ridge Road and Business Park Drive] and recommended that only residential uses be permitted.

Scott Getzschman, 1832 North Fawn, again approached the Commission and requested that the property identified as the Fremont Tribune property also be considered as Downtown Urban.

Scott Ball, 2390 West Military, spoke in opposition to the area along West Military [between Ridge Road and Business Park Drive] being changed to Commercial.

Hearing no further comments, Sookram closed the floor to public hearing and instructed the Future Land Use Plan Evaluation Subcommittee (Subcommittee) to establish a time and place to deliberate and return a recommendation to the Commission, subsequently continuing consideration of any amendments to the Future Land Use Plan to the next regularly scheduled meeting of the Commission.

9. Review and consider amendments to Articles 2 and 3 of the Revised Unified Development Code.

Chairman Sookram read the item into the record.

Planning Director, Troy Anderson introduced proposed amendments to Articles 2 and 3 of the revised Unified Development Code (UDC) including:

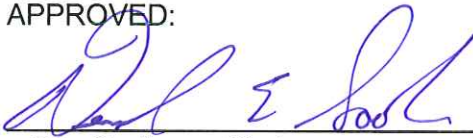
1. Repealing and replacing Floodway Overlay (FW) and Flood Fringe (FF) Overlay District regulations with Nebraska's Department of Natural Resources' Model Ordinance;
2. Minor grammatical and mechanical corrections; and
3. Minor word-smithing.

Sookram proceeded to open the floor to public comment period.

Hearing none, Sookram closed the floor to public comment period and opened the floor to Commission discussion and action. Hearing no discussion, Sookram concluded discussion of the item and proceeded to the next item on the agenda.

10. Adjournment. Hearing no further business, Chairman Sookram adjourned the meeting at approximately 5:45 p.m.

APPROVED:



Dev Sookram, Chairman

ATTEST:



Troy Anderson, Planning Director