

PLANNING COMMISSION MINUTES

May 18, 2020

5:00 p.m. Meeting

Chairman Dev Sookram called the regular meeting to order at 5:00 p.m. He stated that a copy of the Open Meetings Act is posted continually for public inspection located near the entrance door by the agendas. Roll call showed Chairman Sookram and Commissioners, Nielsen, Gifford, Landholm, Lathrop, Borisow and Hories present. Sawyer and Carlson were absent. Seven Commissioners present – a quorum was established.

Chairman Sookram read the item: disclosure of Ex Parte communication regarding any item on the agenda into the record. None of the commissioners disclosed any ex parte contacts.

Chairman Sookram read the item: dispense with the reading of the minutes of the April 20, 2020 Planning Commission meeting as prepared. By a roll call vote, Borisow, Gifford, Horeis, Lathrop, Nielsen, Sookram and Landholm voted in favor. The motion carried 7-0.

Chairman Sookram read the item: A request by Richard Wagner on behalf of Memorial Cemetery Association for a Conditional Use Permit to expand a cemetery on property generally located at 610 W 23rd St., Fremont, Nebraska. Planning Director Jennifer Dam presented her staff report. Chairman Sookram opened the public hearing. One person spoke in favor of the Conditional Use Permit. Chairman Sookram closed the public hearing. Commissioner Gifford made a motion to recommend approval of the Conditional Use Permit and Commissioner Landholm seconded the motion. By roll call vote Gifford, Borisow, Horeis, Lathrop, Nielsen, Sookram and Landholm voted in favor. The motion carried 7-0.

Chairman Sookram read the item: A request by Heather Carver for an amendment to the Redevelopment District #3 Redevelopment Area for the DPA Auction redevelopment project on property generally described as a part of Lot 4, Nelsen Business Park, located at the southwest corner of Morningside Drive and Highway 275. Jennifer Dam, Planning Director indicated she had received an amendment to the Redevelopment Plan and asked that it be received into the record. Commissioner Landholm made a motion to receive the revised plan. Commissioner Borisow seconded the motion. By a roll call vote Nielsen, Lathrop, Horeis, Borisow, Landholm, Gifford, and Sookram voted in favor. Motion passed 7-0. Planning Director Jennifer Dam presented her staff report. Chairman Sookram opened the public hearing. One person spoke in favor of the redevelopment plan. Chairman Sookram closed the public hearing. Commissioner Landholm made a motion to approve the revised redevelopment plan. Commissioner Nielsen seconded the motion. By roll call vote, Sookram, Borisow, Gifford, Nielsen, Landholm, Lathrop and Hories all voted in favor. 7-0 Motion carried.

Chairman Sookram read the item: A request by Jay Muller on behalf of Fremont Bank and Trust for a sign plan on the property generally located at 610 and 626 N Main

Street. Planning Director, Jennifer Dam presented her staff report. Chairman Sookram opened the public hearing. Two people spoke regarding the sign plan. Chairman Sookram closed the public hearing. Commissioner Borisow made a motion to approve Sign 1 and 2 at 610 Main, Sign 1 and 3 at 626 Main and bring back the pole sign and monument sign designs for approval at the June Planning Commission meeting. Commissioner Landholm seconded the motion. By a roll call vote, Borisow, Gifford, Hories, Nielsen, Lathrop, Landholm, and Sookram voted in favor of the motion. 7-0 Motion carried.

Chairman Sookram read the item: A request by Jay Muller on behalf of Fremont National Bank and Trust for a sign plan on property generally located at 801 E. 23rd St. Planning Director, Jennifer Dam presented the staff report. Chairman Sookram opened the public hearing. Two people spoke in favor of the plan. Chairman Sookram closed the public hearing. Commissioner Gifford made a motion in favor of approving sign 1; reface sign 2; move sign 3 to the south side of the drive thru; remove sign 4; reface signs 5, 6 and 9; reduce signs 7 and 8 to 30" in height; and remove sign 10. Commissioner Nielsen seconded the motion. By a roll call vote, Borisow, Lathrop, Landholm, Gifford, Hories, Nielsen and Sookram voted in favor of the motion. 7-0 Motion carried.

Chairman Sookram read the discussion item – fences- requested by Commission Landholm. Commissioner Landholm is concerned about fencing regulations on corner lots. He would like to reconsider allowing 6' privacy fencing. The Planning Commission had some discussion and agreed that it should be reviewed with the update to the UDC.

Chairman Sookram read the discussion item – the draft RFP for UDC- requested by Chairman Sookram. Planning Director, Jennifer Dam, passed out the draft and explained the need to have the entire UDC looked at in order establish clear and consistent regulations. This would also be an ideal time to look at the fencing regulations.

Chairman Sookram stated he would entertain a motion to adjourn the meeting. It was moved by Commissioner Landholm and seconded by Commissioner Borisow to adjourn the meeting. By roll call vote, Nielson, Landholm, Sookram, Hories, Lathrop, Borisow and Gifford all voting aye. The motion carried 7-0. Meeting was adjourned at approximately 6:48 p.m.

APPROVED

Dev Sookram, Chairman

ATTEST

Jennifer Dam, Director of Planning