

PLANNING COMMISSION MINUTES
MARCH 15, 2021
5:00 p.m. Meeting

Chairman Jarod Borisow 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 Borisow and Commissioners, Nielsen, Landholm, Lathrop, Gifford, Carlson, and Horeis present. A quorum was established.

Chairman Borisow 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 Borisow read the item: dispense with the reading of the minutes of the February 15, 2021 meeting. Commissioner Gifford made a motion to approve the minutes as prepared. Commissioner Landholm seconded the motion. By a roll call vote, Borisow, Gifford, Lathrop, Nielsen, Carlson, Landholm and Horeis voted in favor. The motion carried 7-0.

Chairman Borisow read the item: A request by Trent R. Sidders for an amendment to the Redevelopment Plan for the North Broad Street Redevelopment Area for the Project Protein Redevelopment Project generally located on the west side of N. Yager Road, approximately 880 feet south of Highway 30/275. Planning Director, Jennifer Dam presented her staff report. Chairman Borisow opened the public hearing. One person spoke in favor of the Project Protein. Commissioner Landholm made a motion to recommend approval of the project and Commissioner Carlson seconded the motion. By roll call vote, Borisow, Lathrop, Nielsen, Gifford, Horeis, Landholm and Carlson voted in favor. The motion carried 7-0.

Chairman Borisow read the item: A request by the City of Fremont for a text change to table 11-603.01.01 and table 11-603,.02 of the Unified Development Code to adjust the floor area ratio and setbacks in the BP, Business Park zoning district. Planning Director Jennifer Dam presented her staff report. Chairman Borisow opened the public hearing. A member of the public spoke and asked to introduce paperwork regarding the project. Commissioner Landholm made a motion to accept the paperwork regarding neighbor concerns. and Commissioner Gifford seconded the motion. By a roll call vote Nielsen, Landholm, Hories, Carlson, Borisow, Gifford and Lathrop all voted in favor. Motion carried 7-0. Another neighbor spoke about the proposal. City Attorney Travis Jacott noted that the items the neighbors spoke about did not directly relate to the proposal and were not on the agenda so the Commission was not able to discuss the requests. Chairman Borisow closed the public hearing. Commissioner Gifford made a motion to recommend approval. Commissioner Nielsen seconded the motion. By a roll call vote Nielsen, Lathrop, Borisow, Landholm, Horeis, Carlson, and Gifford voted in favor. Motion carried 7-0.

Chairman Borisow read the item: A request by Karen and Matt Wewel for a text change to Section 11-614.02 of the Unified Development Code regarding fences and walls in the residential districts. Planning Director Jennifer Dam gave her staff report. Chairman Borisow opened the public hearing. One person spoke in favor of the change. Chairman Borisow closed the public hearing. Commissioner Nielsen made a motion to approve the change and Commissioner Horeis seconded. By a roll call vote Borisow, Gifford, Nielsen, Landholm, Lathrop, Hories and Carlson all voted in favor. Motion carried 7-0.

Chairman Borisow read the item: A request by Sarah Bosehart for a sign plan for a future Scooters generally located at the northeast corner of E 23rd Ave. and N Luther Road. Director Dam noted that the applicant requested that the item be continued to the April 19th, 2021 Planning Commission Meeting. Commissioner Gifford made a motion to continue the item, which was seconded by Commissioner Horeis. By a roll call vote Borisow, Gifford, Nielsen, Landholm, Lathrop, Horeis and Carlson all voted in favor. Motion carried 7-0.

Chairman Borisow read the item: A request by Scott Kolb for a sign plan for Dairy Queen generally located at the northeast corner of 22nd and N Broad Streets. Jennifer Dam, Planning Director gave her staff report. Commissioner Landholm had concerns about the signage. Chairman Borisow made a motion to continue the request until the April 19, 2021 Planning Commission, Commissioner Landholm seconded the motion. By a roll call vote Gifford, Nielsen, Lathrop, Hories, Borisow, Carlson and Landholm all voted in favor. Motion carried 7-0.

Chairman Borisow read the request to update the Planning Commission By-laws. Planning Director Jennifer Dam gave her report concerning changes. Commissioner Landholm made a motion to approve the changes, Commissioner Horeis seconded the motion. By a roll call vote, Landholm, Carlson, Borisow, Nielsen, Gifford, Horeis, and Lathrop all voted in favor. Motion carried 7-0.

It was moved by Commissioner Landholm and seconded by Commissioner Nielsen to adjourn the meeting. By roll call vote, Nielson, Landholm, Lathrop, Borisow, Gifford, Carlson and Horeis all voted in favor. The motion carried 7-0. Meeting was adjourned at approximately 5:46 p.m.

APPROVED

Jarod Borisow, Chairman

ATTEST

Jennifer Dam, Director of Planning

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