

## PLANNING COMMISSION MINUTES

March 16, 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 and Carlson present; Sawyer, Borisow and Horeis were absent. Five 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 special February 18th, 2020 Planning Commission meeting as prepared. Nielsen moved to approve the minutes, seconded by Landholm. By a roll call vote, Carlson, Nielsen, Landholm, Gifford and Sookram voted in favor, the motion carried 5-0.

Chairman Sookram read the item: A request by the Planning Director for a text change to section 11-502.02; 11-504.02 D; and 11-920 "C Terms" of the UDC to define cemetery, permit it as a limited use in R, SR, AR and UR districts and to stipulate conditions under which it is allowed. The Planning Director presented her staff report. Chairman Sookram opened the public hearing. No one spoke on the item. Chairman Sookram closed the public hearing. Commissioner Landholm moved to recommend approval to the City Council. The motion was seconded by Commissioner Gifford. By a roll call vote, Commissioners Nielsen, Landholm, Sookram, Gifford and Carlson voted in favor. The motion carried 5-0.

Chairman Sookram read the item: A request by Therese Hoyle for a Sign Plan for Lincoln Premium Poultry on property generally located at 1325 E. Cloverly Rd, Fremont, NE. The Planning Director presented her staff report. Chairman Sookram opened the public hearing. No one spoke in favor or opposition. Chairman Sookram closed the public hearing. Commissioner Gifford made a motion to approve the sign plan. The motion was seconded by Nielsen. By a roll call vote, Commissioners Nielsen, Landholm Gifford, Sookram and Carlson voted in favor. The motion carried 5-0.

Chairman Sookram read the item: A request by Heather Carver for an amendment to the South Fremont Industrial redevelopment plan for the WholeStone Farms redevelopment project on property generally located at generally located at E. Cloverly Rd. and S. Platte Ave, Dodge County, NE. The Planning Director presented her staff report. Chairman Sookram opened the public hearing. One individual spoke in favor of the proposal. Chairman Sookram closed the public hearing. Commissioner Gifford made a motion to recommend approval of the redevelopment plan. The motion was seconded by Commissioner Landholm. By a roll call vote, Commissioners Nielsen, Landholm Gifford, Sookram and Carlson voted in favor. The motion carried 5-0.

Chairman Sookram read the item: A request by Jason Griffis for a Conditional Use Permit for seasonal campgrounds on three lots at the Emerson Estates Subdivision generally located on Lots 18, 23 and 42 at 720 Boulevard Street, Dodge County, NE.

The Planning Director presented her staff report. Chairman Sookram opened the public hearing. Five people spoke in opposition. There were five letters and a petition submitted for the record. Commissioner Landholm made a motion to receive. The motion was seconded by Carlson. By a roll call vote, Commissioners Nielsen, Landholm Gifford, Sookram and Carlson voted in favor. The motion carried 5-0. Two people spoke in favor of the proposal. Chairman Sookram closed the public hearing. After discussion among the Planning Commissioners, Commissioner Nielsen made a motion to recommend conditional approval. The motion was seconded by Carlson. By a roll call vote, Commissioners Nielsen, Landholm Gifford, Sookram and Carlson voted in favor. The motion carried 5-0.

Chairman Sookram read the item: A request by Hoppe & Son for the Bluestem Common Preliminary Plat consisting of 69 attached duplex/triplex lots, 65 row house lots, 8 apartment buildings containing a maximum of 34 units each, a mixed use lot for a clubhouse and commercial uses, and two outlots for entry signage and storm water detention/neighborhood park area on property generally located at Luther Rd and County Rd T, Dodge County, NE. The Planning Director gave her staff report. Chairman Sookram opened the public hearing. Several individuals spoke in favor of the preliminary plat. Several people spoke in opposition. Brad Holtorf submitted information suggesting that the preliminary plat does not meet the mix of housing units required by the zoning code. The City Attorney noted that the item in front of the Commission was a preliminary plat for a subdivision and that the zoning for the property was not under review. Carlson made a motion to receive the information which was seconded by Nielsen. By a roll call vote, Commissioners Nielsen, Landholm Gifford, Sookram and Carlson voted in favor. The motion carried 5-0. Chairman Sookram closed the public hearing. The City Attorney stated that the plat complies with the requirements of the UDC and suggested that a motion to recommend approval should be conditioned upon the plat being in conformance with the zoning regulations. Commissioner Landholm made a motion to recommend approval of the Bluestem Commons Preliminary Plat with the condition that it conform to the zoning regulations. Commissioner Gifford seconded the motion. By a roll call vote, Commissioners Nielsen, Landholm Gifford, Sookram and Carlson voted in favor. The motion carried 5-0.

Chairman Sookram read the item: A request by Hoppe & Son for the Bluestem Common Final Plat consisting of two outlots; a mixed use lot for a clubhouse and commercial uses; and, 103 lots for duplex, triplex and row house units on property generally located at Luther Rd and County Rd T, Dodge County, NE. The Planning Director gave her staff report. Chairman Sookram opened the public hearing. Several individuals spoke in favor of the final plat. Several people spoke in opposition. Chairman Sookram closed the public hearing. The City Attorney stated that the plat complies with the requirements of the UDC and suggested that a motion to recommend approval should be conditioned upon the plat being in conformance with the zoning regulations. Commissioner Gifford made a motion to recommend approval of the Bluestem Commons Final Plat with the condition that it conform to the zoning regulations. Commissioner Landholm seconded the motion. By a roll call vote,

Commissioners Nielsen, Landholm Gifford, Sookram voted in favor, Carlson voted against. The motion carried 4-10.

Chairman Sookram stated he would entertain a motion to adjourn the meeting. It was moved by Commissioner Landholm and seconded by Commissioner Nielsen to adjourn the meeting. By roll call vote, Nielson, Landholm, Sookram, Carlson and Gifford all voting aye. The motion carried 6-0. Meeting was adjourned at approximately 6:35 p.m.

APPROVED

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Dev Sookram, Chairman

ATTEST

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Jennifer Dam, Director of Planning

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