

PLANNING COMMISSION MINUTES

APRIL 18, 2022

5:00 p.m. Meeting

Chairman Jarod Borisow called the 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, Sawyer, Jaeger, Horeis, Lathrop and Carlson were present. A quorum was established.

Chairman Borisow read the item: dispense with the reading of the minutes of the March 21, 2022, meeting. Commissioner Sawyer made a motion to approve the minutes as prepared. Commissioner Horeis seconded the motion. By a roll call vote, Borisow, Nielsen, Sawyer, Jaeger, Lathrop, Horeis and Carlson all voted in favor. The motion carried 7-0.

Chairman Borisow read the item: dispense with the reading of the minutes of the April 12, special meeting of Planning Commission. Commissioner Sawyer made a motion to approve the minutes as prepared and Commissioner Horeis seconded. By a roll call vote commissioners Nielsen, Carlson, Horeis, Lathrop, Jaeger and Sawyer in favor, Commissioner Borisow abstained. Motion carried 6-0

Chairman Borisow made a motion to move item 10 of the agenda to item number 5. Commissioner Carlson seconded the motion. By roll call vote, Lathrop, Jaeger, Nielsen, Carlson, Borisow, Sawyer and Horeis all voted in favor. Motion carried 7-0.

Chairman Borisow read the item: A request by Gerald Kelly for a conditional use permit for a multi-family development consisting of sixty units on property generally located at the southwest corner of Morningside Rd and S Howard St. Fremont Ne. Planning Director, Jennifer Dam presented her staff report. Chairman Borisow opened the public hearing. Four people spoke against this citing drainage concerns. Chairman Borisow closed the public hearing. Commissioner Nielsen made a motion to continue this item until Public Works Director, Dave Goedeken is present and can better answer question relating to the drainage concerns. Commissioner Horeis seconded the motion. By roll call vote Jager, Lathrop, Horeis, Carlson and Nielsen voted in favor. Commissioners Sawyer and Borisow voted against. Motion carried 5-2.

Chairman Borisow read the item: A request by Jamey Jaeger for a change to the Future Land use Map of the City of Fremont's Comprehensive Plan from Commercial to Industrial on property generally located at 3327 N Yager Road and described as Tax Lot 46 located in Section 11, Township 17 North, Range 8 East, Dodge County Nebraska. Planning Director, Jennifer Dam presented her staff report. Chairman Borisow opened the public hearing, having no comment Chairman Borisow closed the public hearing. Commissioner Sawyer made a motion to approve the change, commissioner Horeis

seconded. By a roll call vote Nielsen, Carlson, Borisow, Horeis, Lathrop, Jaeger and Sawyer all voted in favor. Motion carried 7-0.

Chairman Borisow read the item: A request by Jamey Jaeger for a Change of Zone from R rural to LI light industrial on property generally located at 3327 N Yage Rd and describe as Tax Lot 36 located in Section 11, Township 17 North, Range 8 East, Dodge County Nebraska. Planning Director, Jennifer Dam gave her staff report. Chairman Borisow opened the public hearing. Having no public comment, Chairman Borisow closed the public hearing. Commissioner Borisow made a motion to approve the change of zone and commissioner Jaeger seconded. By a roll call vote, commissioners Nielsen, Carlson, Borisow, Sawyer, Horeis, Lathrop, and Jaeger all voted in favor. Motion carried 7-0.

Chairman Borisow read the item: A request by, Jamey Jaeger for a Conditional Use permit to develop a self-storage facility on property generally located at 3327 N Yager Rd and described as Tax Lot 36 located in Section 11, Township 17 North, Range 8 East, Dodge County Nebraska. Jennifer Dam, Planning Director, presented her staff report. Chairman Borisow opened the public hearing. Having no comment Chairman Borisow closed the public hearing. Chairman Borisow made a motion to approve the permit contingent upon the first two items being approved and stipulates the South Wind break stays maintained. Commissioner Lathrop seconded. By a roll call vote commissioners Borisow, Lathrop, Horeis, Nielsen, Carlson, Jaeger and Sawyer all voted in favor. Motion carried 7-0.

Chairman Borisow read the item: A request by Paul Gifford for a change of zone from PD, Planned Development to SC, Suburban Commercial on property generally located at the southeast corner of Lauren Lane and Morningside Rd., Fremont NE Planning Director Jennifer Dam, presented her staff report. Chairman Borisow opened the public hearing. Having no comment Chairman Borisow closed the public hearing. Commissioner Sawyer made a motion to approve the change of zone, Commissioner Lathrop seconded. By roll call vote commissioners Sawyer, Lathrop, Jaeger, Horeis Carlson, Nielson and Borisow all voted in favor. Motion carried 7-0.

Chairman Borisow read the item: A request by Rol Horeis for a Conditional Use Permit to allow small animal veterinary services on property generally located at 1044 West 23rd St., Fremont NE. Commissioner Horeis recused himself. Planning Director, Jennifer Dam presented her staff report. Chairman Borisow opened the public hearing. Having no comment Chairman Borisow closed the public hearing. Commissioner Borisow made a motion to approve the conditional use permit and commissioner Jaeger seconded. By roll call vote commissioners, Nielsen, Carlson, Borisow, Sawyer, Lathrop and Jaeger all voted in favor. Motion carried 6-0 with one abstention. Commissioner Horeis rejoined the meeting.

Chairman Borisow read the item: A request by the Planning Director for a change to the text of Section 11-614.02 Fences and Walls of the Fremont Municipal Code related to chain line fencing. Chairman Borisow opened the public hearing, having no comment

Chairman Borisow closed the public hearing. Commissioner Nielsen made a motion to approve the change and commissioner Sawyer seconded it. By roll call vote commissioners Nielsen, Sawyer, Borisow, Carlson, Horeis, Jaeger and Lathrop all voted in favor. Motion carried 7-0.

City Attorney, Travis Jacott recommended the language be changed from “waiver” to “special exception.” Commissioner Borisow made a motion to approve the city attorney’s recommendations and Commissioner Nielsen seconded. By roll call vote commissioners Horeis, Lathrop, Jaeger, Nielson, Carlson, Borisow and Sawyer all voted in favor. Motion carried 7-0.

Chairman Borisow read the item: A request by the Director of Planning for changes to Section 11-408.02 Floodway (FW) Overlay and Flood Fringe (FF) Overlay districts of the Fremont Municipal Code as requested by the State of Nebraska Department of Natural Resources flood plain division. Chairman Borisow opened the public hearing, having no comment Chairman Borisow closed the public hearing. Commissioner Carlson made a motion to approve the change and commissioner Borisow seconded. By roll call vote commissioners Lathrop, Jaeger, Horeis, Carlson, Borisow, Sawyer and Nielsen all voted in favor. Motion carried 7-0

Chairman Borisow read the item: A request by the Director of Planning to review changes proposed to the Land Use Plan as proposed by Houseal-Lavigne Associates, continued from the March 21, 2022 meeting. Jennifer Dam presented her staff report. Chairman Borisow opened the public hearing. Two people spoke in favor of the proposed changes. Chairman Borisow closed the public hearing. Commissioner Nielsen made a motion to approve the changes and Commissioner Sawyer seconded. By roll call vote commissioners Nielsen, Sawyer, Borisow, Carlson, Horeis, Jaeger and Lathrop all voted in favor. Motion carried 7-0

Chairman Borisow asked for a motion to adjourn the meeting. Commissioner Nielsen made a motion to adjourn and Commissioner Sawyer seconded. By a roll call vote commissioners Nielsen, Carlson, Lathrop, Jaeger, Horeis, Sawyer and Borisow voted in favor. Motion carried. 7-0.

Meeting adjourned approximately 6:30pm.

APPROVED

Jarod Borisow, Chairman

ATTEST

Jennifer Dam, Director of Planning