

PLANNING COMMISSION MINUTES

July 19, 2021

5:00 p.m. Meeting

Chairman Jarod Borisow called the special 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, Carlson, Jaeger were present. A quorum was established.

Chairman Borisow read the item: dispense with the reading of the minutes of the May 24 2021 special meeting. Commissioner Landholm made a motion to approve the minutes as prepared. Commissioner Carlson seconded the motion. By a roll call vote, Borisow, Lathrop, Nielsen, Carlson, Landholm, Jaeger all voted in favor. The motion carried 6-0.

Chairman Borisow read the item: dispense with the reading of the minutes of the June 10 2021 special meeting. Commissioner Landholm made a motion to approve the minutes as prepared. Commissioner Lathrop seconded the motion. By a roll call vote, Borisow, Lathrop, Nielsen, Carlson, Landholm, Jaeger all voted in favor. The motion carried 6-0.

Chairman Borisow read the item: A request by Mary Ann Diers Yost for a change of zone from R, Rural to GC, General Commercial on property generally located west of 2900 Elk Lane, Fremont Nebraska. Director Jennifer Dam presented her staff report. Chairman Borisow opened the public hearing. Having no discussion Chairman Borisow closed the public hearing. Commissioner Nielsen made a motion to approve the zoning change. Commissioner Landholm seconded. By a roll call vote, Nielsen, Carlson, Landholm, Lathrop, Jaeger and Borisow voted in favor. Motion carried 6-0.

Chairman Borisow read the item: A request by Mary Ann Diers Yost for a voluntary annexation of property generally located west of 2900 Elk Lane, Fremont, Nebraska. Ave. Jennifer Dam presented her staff report. Chairman Borisow opened the public hearing. Having no discussion, Chairman Borisow closed the public hearing. Commissioner Nielsen made a motion to approve the annexation. Commissioner Lathrop seconded the motion. By a roll call vote Nielsen, Lathrop, Borisow, Jaeger, Carlson, and Landholm all voted in favor. Motion carried 6-0.

Chairman Borisow read the item: A request by Mary Ann Diers Yost for the Diers 7th Addition Final Plat on property generally located west of 2900 Elk Lane, Fremont Nebraska. Planning Director Jennifer Dam presented her staff report. Chairman Borisow opened the public hearing. Having no discussion Chairman Borisow closed the public hearing. Commissioner Landholm made a motion to approve the final plat and

Commissioner Carlson seconded. By a roll call vote, Lathrop, Nielsen, Carlson, Jaeger, Borisow and Landholm all voted in favor. Motion carried 6-0.

Chairman Borisow read the item: A request by Greg Hall on behalf of Kent Douglas Ritthaler for the Ritz Lake Replat 7 generally located south of E 32nd Blvd, along N Ritz Pl. and E Ritz Pl., Fremont, NE. Planning Director, Jennifer Dam presented her staff report. Chairman Borisow opened the public hearing. One person spoke in favor of the replat. Chairman Borisow closed the public hearing. Commissioner Carlson made a motion to approve the replat and Commissioner Nielsen seconded. By a roll call vote, Landholm, Lathrop, Yager, Borisow, Nielsen and Carlson all voted in favor. Motion Carried 6-0.

Chairman Borisow read the item: A request by Greg Hall on behalf of Kent Douglas Ritthaler for the Ritz Lake Replat 8 generally located along E 34th Ct., Fremont, NE Planning Director, Jennifer Dam presented her staff report. Chairman Borisow opened the public hearing. Having no discussion Chairman Borisow closed the public hearing. Commissioner Landholm made a motion to approve the replat and Commissioner Lathrop seconded. By a roll call vote, Borisow, Landholm, Lathrop, Carlson, Nielsen and Jaeger all voted in favor. Motion carried 6-0.

Chairman Borisow read the item: A request by the City of Fremont for a preliminary plat for Fremont Technology Park 3rd Addition, generally located at 2th and N Lincoln Ave. Planning Director, Jennifer Dam presented her staff report. Chairman Borisow opened the public hearing. Three people spoke in favor of the preliminary plat. Chairman Borisow closed the public hearing. Commissioner Landholm made a motion to approve the preliminary plat and Commissioner Carlson seconded. By a roll call vote Nielsen, Jaeger, Landholm, Lathrop, Borisow and Carlson all voted in favor. Motion Carried 6-0.

Chairman Borisow read the item: A Request by the City of Fremont for a Final Plat for Fremont Technology Park 3rd Addition, generally located at 29th and N Lincoln Ave. Planning Director, Jennifer Dam presented her staff report. Chairman Borisow opened the public hearing. Having no discussion Chairman Borisow closed the public hearing. Commission Carlson made a motion to approve the final plat and Commissioner Landholm seconded. By a roll call vote, Borisow, Nielsen, Landholm, Lathrop, Jaeger and Carlson all voted in favor. Motion carried 6-0.

Chairman Borisow read the item: A request by Jody Sanders, Finance Director for the City of Fremont for a review of the Capital Improvements Plan for conformity with the Comprehensive Plan. Finance Director Jody Sanders asked that a revised Capital Improvement Plan be entered into the permanent record. Commissioner Landholm made a motion to receive the revised plan and Commissioner Carlson seconded. By a roll call vote, Lathrop, Landholm, Nielsen, Yager, Carlson and Borisow all voted in favor. Motion carried 6-0. Jody Sanders presented the Capital Improvements Plan. Commissioner Landholm made a motion to accept the plan and Commissioner Nielsen seconded. By a roll call vote Borisow, Nielsen, Lathrop, Yager, Landholm and Carlson all voted in favor. Motion carried 6-0.

Chairman Borisow read the item: A request by Don Simon, Chief Building Official for the City of Fremont for a review of changes to Chapter 9 Building regulations of the Fremont Municipal Code. Don Simon presented the proposed changes. Commissioner Nielsen made a motion to accept the changes and Commissioner Carlson seconded. By a roll call vote, Jaeger, Lathrop, Carlson, Nielsen, Borisow and Landholm all voted in favor. Motion carried 6-0.

Veronica Trujillo, Public Works gave a presentation regarding the draft of the "Drainage Criteria Manual."

Chairman Borisow requested a motion to adjourn. Commissioner Landholm made a motion to adjourn and Commissioner Carlson seconded. By a roll call vote, Jaeger, Lathrop, Nielsen, Carlson, Borisow and Landholm all voted in favor. Motion carried 6-0. Meeting adjourned at approximately 6:35pm.

APPROVED

Jarod Borisow, Chairman

ATTEST

Jennifer Dam, Director of Planning