

PLANNING COMMISSION MINUTES

September 19, 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, Carlson, Jaeger, Horeis, Lathrop, McKay, and Landholm were present. A quorum was established.

Chairman Borisow read the item: dispense with the reading of the minutes of the August 15, 2022, meeting. Commissioner Landholm made a motion to approve the minutes as prepared. Commissioner Horeis seconded the motion. By a roll call vote, Borisow, Nielsen, Carlson, Jaeger, Lathrop, Horeis and Landholm, McKay all voted in favor. The motion carried 8-0.

Chairman Borisow read the item: dispense with the reading and approve the minutes of the August 15, 2022 Special Joint Planning Commission and City Council meeting minutes as prepared. Commissioner Nielsen made a motion to approve and commissioner Lathrop seconded. By roll call vote Jager, Lathrop, Horeis, Landholm, Borisow, Carlson, McKay and Nielsen voted in favor. Motion Carried 8-0.

Chairman Borisow noted that the applicant of items 5-9, listed below, has agreed with the recommendation to continue the items to the next regular Planning Commission Meeting, October 17, 2022.

5. A request by Jeff Ray of JEO on behalf of the property owners for the "And One Subdivision" Preliminary Plat consisting of 3 lots, generally located east of County Rd. S and Highway 77, and with the general address of 1866 N Highway 77, Dodge County, Nebraska.
6. A request by Jeff Ray of JEO on behalf of the property owners for the "And One Subdivision" Final Plat consisting of 3 lots, generally located east of County Rd. S and Highway 77, and with the general address of 1866 N Highway 77, Dodge County, Nebraska.
7. A request by Jeff Ray of JEO on behalf of the property owners for a Change of Zone from R, Rural to LI, Light Industrial generally located east of County Rd. S and Highway 77, and with the general address of 1866 N Highway 77, Dodge County, Nebraska.
8. A request by Jeff Ray of JEO on behalf of the property owners for a Conditional Use Permit for Self-Storage Facilities on proposed Lot 1 And One Subivision generally located east of County Rd. S and Highway 77, and with the general address of 1866 N Highway 77, Dodge County, Nebraska.

9. A request by Jeff Ray of JEO on behalf of the property owners for a Conditional Use Permit for Self-Storage Facilities on proposed Lot 2 And One Subdivision generally located east of County Rd. S and Highway 77, and with the general address of 1866 N Highway 77, Dodge County, Nebraska.

Commissioner Nielsen made a motion to continue items 5-9 which was seconded by Lathrop. By a roll call vote commissioners Nielsen, McKay, Borisow, Landholm, Carlson, Horeis, Jaeger and Lathrop voted aye. The motion carried 8-0.

Chairman Borisow noted that the applicant of items 10 through 13, listed below, also agreed to continue their items to the next regular Planning Commission meeting October 17, 2022.

5. A request by Charles Diers for the "Diers 8th Addition" Preliminary Plat consisting of 6 lots on property generally located at the southeast corner of Luther Rd. and E. 23rd Street, Fremont, Dodge County, Nebraska.
6. A request by Charles Diers for the "Diers 8th Addition" Final Plat consisting of 2 lots and 2 outlots on property generally located at the southeast corner of Luther Rd. and E. 23rd Street, Fremont, Dodge County, Nebraska.
7. A request by Charles Diers for a Change of Zone from R, Rural to GC, General Commercial and AR, Auto Urban Residential on property generally located at the southeast corner of Luther Rd. and E. 23rd Street, Fremont, Dodge County, Nebraska.
8. A request by Charles Diers to annex property generally located at the Elkhorn Drive and Deer Crossing, Fremont, Dodge County, Nebraska.

Commissioner Nielsen made a motion to continue items 5-9 which was seconded by Lathrop. By a roll call vote commissioners Nielsen, McKay, Borisow, Landholm, Carlson, Horeis, Jaeger and Lathrop voted aye. The motion carried 8-0.

Chairman Borisow read the item: A request by the Director of Planning for a recommendation to adopt the updated City of Fremont Comprehensive Plan. Planning Director presented her staff report. Nick Davis of Houseal-Lavigne gave the presentation of the Comprehensive Plan.

Davis noted that a list of comments and suggestions had been received with requests to change the Draft. The Planning Commission considered the list and took the following actions:

It was suggested that we show the Port Authority in the Planning Area on page 23 of the draft. Commissioner Borisow made a motion to show the Port Authority in the Planning Area on page 23 of the Draft, commissioner Landholm seconded. By a roll call vote

commissioners, Landholm, Jager, McKay, Lathrop, Carlson, Nielson, Horeis and Borisow all voted in favor. Motion carried 8-0.

Commissioner Borisow made a motion to show the Port Authority in the priority annexation area on page 25 the draft. Commissioner Landholm seconded. By roll call vote commissioners Lathrop, Jaeger, Horeis, Carlson, Nielsen, Borisow, Landholm, and McKay all voted in favor. Motion Carried 8-0.

There was a request to remove the Strip Center from being shown as a catalyst site on page 64 of the draft. After discussion, Commissioner Borisow made a motion to leave the Strip Center shown on page 64 as a catalyst site. Commissioner Horeis seconded. By roll call vote commissioners Jaeger, Nielsen, Carlson, Landholm, McKay, Lathrop, Borisow and Carlson all voted in favor. Motion carried 8-0.

There was a request not to show the parking lot as a catalyst site on page 64 of the draft plan. After discussion, Commissioner Borisow made a motion to keep the parking lot as a catalyst site and commissioner Landholm seconded. By a roll call vote commissioners McKay, Borisow, Landholm, Carlson, Nielsen, Lathrop, Jaeger and Horeis all voted in favor. Motion carried 8-0.

There was a request to shift the D Street catalyst site shown on page 64 of the draft plan one block south. After discussion, Commissioner Borisow made a motion to move the D Street Catalyst site one block to the south between 2nd and 3rd Streets, Commissioner Horeis seconded. By a roll call vote McKay, Borisow, Landholm, Carlson, Nielsen, Lathrop, Jaeger and Horeis all voted in favor. Motion carried 8-0.

There was a request to show the street department site at the southwest corner of 3rd Street and Park Avenue as a catalyst site on page 64 of the plan. There was discussion regarding the request and the Public Works Director noted that the property would continue to be utilized by the City. Commission Landholm made a motion to make no change to the Street Department being shown as a catalyst site and Commissioner Nielsen seconded. By a roll call vote commissioners Jaeger, Nielsen, Carlson, Landholm, McKay, Lathrop, Borisow and Carlson all voted in favor. Motion carried 8-0.

A request had been made to show the ½ block between Military and 8th on the west side of Park (Police Station site) and the south half of the block between Park, Main, Military and 8th as catalyst sites on page 64 of the plan. After discussion, Commissioner Borisow made a motion to add the Police Station ½ block and the south half of the block to the east as a catalyst site and Commissioner Horeis seconded. By roll call vote Commissioners Lathrop, Jaeger, Horeis, Carlson, Nielsen, Borisow, Landholm, and McKay all voted in favor. Motion Carried 8-0.

There was a request to show the “Officenet” site on the southeast corner of Military and Broad as a catalyst site on page 64.. During the discussion the commission favored classification as a redevelopment opportunity rather than a catalyst site. Commissioner Nielsen made a motion to add the Officenet site (southeast corner of Military and Broad)

as a redevelopment opportunity instead of catalyst site. Commissioner Landholm seconded. By a roll call vote commissioners Jaeger, Nielsen, Carlson, Landholm, McKay, Lathrop, Borisow and Carlson all voted in favor. Motion carried 8-0.

A request was made to shift the D Street transition area ½ block to the east and to show the west side of D St. in the “Main Street North/South/west” category on page 64. Commissioner Borisow made a motion to shift the D Street transition functional area one ½ block to the east so it is between C and D Streets and to show the area on the west side of D Street in the Main Street North/West/South category. Commissioner Horeis seconded. By a roll call vote commissioners Jaeger, Nielsen, Carlson, Landholm, McKay, Lathrop, Borisow and Carlson all voted in favor. Motion carried 8-0.

A request had been made to remove the strip center as a catalyst site on page 64. The commission discussed and disagreed with the request. Commissioner Borisow made a motion to keep it as a catalyst site. The motion was seconded by Horeis. By a roll call vote commissioners Borisow, McKay, Lathrop, Landholm, Jaeger, Nielsen, Carlson and Horeis voted in favor. The motion carried 8-0.

The transportation framework on page 68 recommends the conversion of downtown streets from one-way to two-way. A request had been made to address truck deliveries that would block traffic. The Commission discussed delivery zones and delivery times. Commissioner Borisow made a motion to limit truck deliveries to 7 am to 11 am on weekdays on Main Street and 6th Street, all other deliveries must use the side streets. Commissioner Nielsen seconded. By a roll call vote Borisow, Nielsen, Jaeger, Lathrop, McKay, and Landholm voted in favor. Commissioners Lathrop and Carlson voted nay. Motion carried 6-2.

Comments had been received about the proposed 98’ cross section on page 71 that recommends parking, bike lane and one lane of traffic each direction on Military between Broad and Bell Streets. There was concern whether bike lanes were safe next to parallel parked cars, if bump-outs could be added for pedestrians. There was discussion related to the comments and concerns about reducing the number of through lanes of traffic. Commissioner Nielsen made a motion to conduct a study regarding Military Ave going to 2 lanes with a center turning lane, no bike lane 3 to 5 years after the bypass has opened. Commissioner Landholm seconded. By a roll call vote commissioners Jaeger, Nielsen, Carlson, Landholm, McKay, Lathrop, Borisow and Carlson all voted in favor. Motion carried 8-0.

A comment had been made requesting low wall and/or ornamental fencing as a permissible feature for parking lot screening on page 76. Commissioner Borisow made a motion to allow low brick wall or fencing to screen parking lots. Commissioner Nielsen seconded. By a roll call vote commissioners Jaeger, Nielsen, Carlson, Landholm, McKay, Lathrop, Borisow and Carlson all voted in favor. Motion carried 8-0.

A request had been made to show an option for a shade cover over the parking deck at 4th & Park Streets. Commissioner Borisow made a motion to show the addition of a

shade cover the parking deck at 4th and Park. Commissioner Nielsen seconded. By a roll call vote commissioners Jaeger, Nielsen, Carlson, Landholm, McKay, Lathrop, Borisow and Carlson all voted in favor. Motion carried 8-0.

The following comments had been made regarding pages 82-87:

- The Fire Department is undertaking a study to determine the needs for future satellite station(s) and the expansion or replacement of the existing fire station. Potential sites for satellite stations include areas near the airport.
- Fire Station policies and recommendations: Complete the study to determine the future needs/location for for satellite and expansion/new station. Add the facilities to the capital plan as appropriate.
- Police Station policies remove recommendations about a joint facility; add a sentence regarding designing a new police and dispatch facility with preference for a downtown location
- Add Wildwood park to the list of parks
- Show the location of Wildwood and Hormel parks

Commissioner Borisow made a motion to adopt the changes on pages 82 to 87 to include continuing the study of the fire department to determine future needs, Add the facilities to the capital plan, add Wildwood Park to the list of parks, and show the location of Wildwood and Hormel Parks. Commissioner Landholm seconded. By a roll call vote Jaeger, Lathrop, McKay, Borisow, Landholm, Carlson, and Horeis voted in favor. Commissioner Nielsen voted against. Motion carried 7-1.

Comments were received requesting that information about the Joint Water Management Board be added to page 92 and that a sentence on page 97 be added regarding using the use of best available information for flood plain development. Commissioner Nielsen made a motion to add the information about the Joint Water Management Board, and a sentence encouraging the best floodplain practices, commissioner Borisow seconded. By roll call vote commissioners Jaeger, Nielsen, Carlson, Landholm, McKay, Lathrop, Borisow and Carlson all voted in favor. Motion carried 8-0.

A comment was received that the first bullet point on page 105 indicated incorrect streets and to show the at grade rail crossing at Linden Street. Commissioner Borisow made a motion to make the first bullet reconstruction and widening of Luther Road between Military and 23rd and to include the ad grade of the railroad crossing at Linden. Commissioner Landholm seconded. By a roll call vote commissioners Jaeger, Nielsen, Carlson, Landholm, McKay, Lathrop, Borisow and Carlson all voted in favor. Motion carried 8-0.

A comment was received regarding actions 63, 67, 84, 91 and 121 in the matrix on pages 121 and 122. The comments were as follows:

- Action 63 should be flexible so that smaller lot development with less landscaping is permissible in older industrial areas
- Action 67 need to address expansion adjacent into residentially zoned areas
- Action 84- the International Existing Building Code has already been adopted
- Action 91 address the loading issues that will block lanes if convert to 2- way streets
- Action 121 change to study feasibility of a new police station with preference for downtown location

Commissioner Borisow made a motion to adopt all the action listed in numbers 63, 67, 84, 91 and 121. Commissioner Horeis seconded. By a roll call vote commissioners Jaeger, Nielsen, Carlson, Landholm, McKay, Lathrop, Borisow and Carlson all voted in favor. Motion carried 8-0.

Commissioner Lathrop made a motion to adopt the Updated City of Fremont Comprehensive Plan as amended. Commissioner Horeis seconded. By a roll call vote McKay, Nielsen, Carlson, Horeis, Landholm, Borisow, Lathrop and Jaeger all voted in favor. Motion carried 8-0.

Chairman Borisow read the item: a request by Director of Planning for a recommendation to adopt the 2045 Long Range Transportation Plan for the City of Fremont. Jennifer Dam, Planning Director presented her staff report. Jason Carbee from HDR made a request to enter his handout as part of the permanent record. Commissioner Borisow made a motion to receive the handout and commissioner Landholm seconded. By a roll call vote Nielsen, Landholm, McKay, Carlson, Borisow, Horeis, Jaeger and Lathrop all voted in favor. Motion carried 8-0.

Jason Carbee from HDR made his presentation regarding the 2045 Long Range Transportation Plan. Commissioner Landholm made a motion to add Yager Road to 32nd Street and Commissioner Borisow seconded. By a roll call vote Lathrop, Horeis, Jaeger, Carlson, Borisow, McKay, Landholm and Nielsen all voted in favor. Motion carried 8-0.

Commissioner Borisow made a motion to adopt the 2045 Long Range Transportation Plan as amended. Commissioner Horeis seconded. By a roll call vote McKay, Landholm, Nielsen, Carlson, Horeis, Jaeger, Borisow and Lathrop all voted in favor. Motion carried 8-0.

Chairman Borisow asked for a motion to adjourn the meeting. Commissioner Landholm made a motion to adjourn and Nielsen seconded. By a roll call vote Lathrop, Horeis, Jaeger, Carlson, Borisow, McKay, Landholm and Nielsen all voted in favor. Motion carried 8-0.

Meeting adjourned approximately 7:50pm.

APPROVED

Jarod Borisow, Chairman

ATTEST

Jennifer Dam, Director of Planning

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