

PLANNING COMMISSION MINUTES

November 15, 2021

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, Sawyer, Lathrop, Carlson, Jaeger, Washburn, and Horeis were present. A quorum was established.

Chairman Borisow read the item: dispense with the reading of the minutes of the October 26, 2021 Special Planning Commission meeting. Commissioner Sawyer made a motion to approve the minutes as prepared. Commissioner Washburn seconded the motion. By a roll call vote, Lathrop, Borisow, Carlson, Sawyer, Jaeger, Horeis and Washburn all voted in favor. The motion carried 7-0.

Chairman Borisow read the item: dispense with the reading of the minutes of the October 26, 2021 Special Joint Planning Commission and City Council meeting. Commissioner Sawyer made a motion to approve the minutes as prepared. Commissioner Washburn seconded the motion. By a roll call vote, Lathrop, Borisow, Carlson, Sawyer, Jaeger, Horeis and Washburn all voted in favor. The motion carried 7-0.

Chairman Borisow read the item: a request by Mark Bruckwicki on behalf of Holcim for a waiver of the landscape requirement for property generally located at 3350 N. Broad Street, Fremont, Nebraska (continued from August, 16, 2021). Planning Director Dam presented her staff report. Chairman Borisow opened the public hearing. One person spoke in favor of the item. Chairman Borisow closed the public hearing. Commissioner Washburn moved to approve the waiver, which was seconded by Commissioner Horeis. By a roll call vote, Lathrop, Borisow, Carlson, Sawyer, Jaeger, Horeis and Washburn all voted in favor. The motion carried 7-0.

Commissioner Borisow read the item: A request by Matt Taylor of Fremont Beef Company for a sign plan for property generally located at 960 Schneider Street, Fremont, Nebraska. Planning Director Dam presented her staff report. She indicated that she received an additional picture of the existing signage from the applicant. Chairman Borisow made a motion to receive the information, which was seconded by Washburn. The motion carried 7-0 and the information was handed out. Chairman Borisow opened the public hearing. One person spoke in favor of the item. Chairman Borisow closed the public hearing. After discussion, Commissioner Sawyer moved to approve the sign plan as presented by the applicant, which was seconded by Commissioner Horeis. The motion passed 7-0. By a roll call vote, Lathrop, Borisow, Carlson, Sawyer, Jaeger, Horeis and Washburn all voted in favor. The motion carried 7-0.

Chairman Borisow read the item: A request by Mitch Chitwood on behalf of Stone Bridge Christian Church for a Conditional Use Permit for a Child Care Center on property generally located at 1041 N. Nye Avenue, Fremont, Nebraska. Planning Director Dam presented her staff report. She indicated that additional information about the potential location of the play area was provided by a neighbor and that she had an image to hand out. Chairman Borisow made a motion to receive which was seconded by Washburn. The motioned carried 7-0 and the information was handed out. The Chairman opened the public hearing. The applicant spoke in favor of the application and confirmed that the two locations shown on the map that was handed out were the areas being considered for the play area. The determining factor would be the size of the play area required by the State. One person spoke in a neutral position, expressing concern about the speed of traffic on Nye Ave. Commissioner Washburn moved to conditionally approve the Conditional Use Permit with the conditions that a) the play area be identified on the site plan, b) the operator receive State licensure prior to operation, and c) that the Traffic Committee be asked to evaluate the speed on Nye Ave. and recommend any necessary changes for the City to implement. The motion was seconded by Jaeger. By a roll call vote, Lathrop, Borisow, Carlson, Sawyer, Jaeger, Horeis and Washburn all voted in favor. The motion carried 7-0.

Chairman Borisow requested a motion to adjourn the meeting. Commissioner Sawyer made a motion to adjourn, commissioner Washburn seconded. By a roll call vote the motion carried 7-0 with Lathrop, Borisow, Horeis, Washburn, Carlson, Sawyer and Jager voting in favor

Meeting adjourned at approximately 6:30 pm

APPROVED

Carl Nielsen, Vice Chairman

ATTEST

Shane Wimer, Assistant City Administrator