PLANNING COMMISSION MEETING
MONDAY, June 15, 2020
City Council Chambers, 400 East Military Avenue, Fremont NE
PLANNING COMMISSION MEETING – 5:00 P.M.

Videoconference Meeting Participation Notice In the interest of public health and safety, this meeting will also be conducted online through the Zoom link below. Citizens may also call into the meeting with the phone number below.

Join Zoom Meeting
https://zoom.us/j/95307154561?pwd=b0JETENDbHNvWWdSanRnSGI4ZW9EUT09

Meeting ID: 953 0715 4561
Password: 656304
One tap mobile
+16699009128,,95307154561# US (San Jose) 12532158782,,95307154561# US +(Tacoma)

Dial by your location
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
Meeting ID: 953 0715 4561
Find your local number: https://zoom.us/u/abBxcdBuzF

To request to make a comment during a public hearing, please press *9 to electronically raise your hand allowing the Chair to call on you.

Once called upon you will be notified that you are unmuted. Press *6 to unmute your phone and press *6 to mute your phone when you are finished speaking, or wait to be muted by the host.

Zoom Tutorial: https://support.zoom.us/hc/en-us/articles/206618765-Zoom-VideoTutorials?_ga=2.150510262.1497980210.1584968460-1067452037.1584536802

Any documents to be received into the record must be submitted to the Planning Director by 4:30 PM on Friday, June 12, 2020.

PLANNING COMMISSION MEETING
MONDAY, June 15, 2020
City Council Chambers, 400 East Military Avenue, Fremont NE
PLANNING COMMISSION MEETING – 5:00 P.M.
AGENDA

1. Call to Order.

2. Roll Call.

3. Disclosure of Ex Parte communication regarding any item on the agenda.

4. Dispense with the reading and approve the minutes of the May 18, 2020 Meeting as prepared.

5. A request by Michael Kuhns for a Conditional Use Permit for the expansion of a non-standard use for the purpose of replacing a 12'x20' shed on property generally located at 249 W. Jackson St, Fremont, Nebraska.

6. A request by Heather Carver, on behalf of RD Leasing, LLC to annex Lot 3 Morningside Industrial Park, generally located on the northeast corner of Morningside and Howard Streets.

7. Review revised signs provided by Jay Mullen on behalf of Fremont National Bank & Trust for a sign plan on property generally located at 610 N Main St.

8. Review revised signs provided by Jay Mullen on behalf of Fremont National Bank & Trust for a sign plan on property generally located at 801 East 23rd Street.

9. Adjournment.

THIS MEETING WAS PRECEDED BY PUBLICIZED NOTICE IN THE FREMONT TRIBUNE, THE AGENDA DISPLAYED IN THE LOBBY OF THE MUNICIPAL BUILDING AND POSTED ONLINE AT WWW.FREMONTNE.GOV IN ACCORDANCE WITH THE NEBRASKA OPEN MEETINGS ACT, A COPY OF WHICH IS POSTED CONTINUALLY IN THE COUNCIL CHAMBERS FOR PUBLIC INSPECTION, AND SAID MEETING IS OPEN TO THE PUBLIC. A COPY OF THE AGENDA WAS ALSO KEPT CONTINUALLY CURRENT AND AVAILABLE TO THE PUBLIC IN THE PRINCIPLE OFFICE OF THE DEPARTMENT OF PLANNING, 400 EAST MILITARY AVENUE. THE PLANNING COMMISSION RESERVES THE RIGHT TO ADJUST THE ORDER OF ITEMS ON THIS AGENDA.

PLANNING COMMISSION MINUTES
May 18, 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, Lathrop, Borisow and Hories present. Sawyer and Carlson were absent. Seven 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 April 20, 2020 Planning Commission meeting as prepared. By a roll call vote, Borisow, Gifford, Horeis, Lathrop, Nielsen, Sookram and Landholm voted in favor. The motion carried 7-0.

Chairman Sookram read the item: A request by Richard Wagner on behalf of Memorial Cemetery Association for a Conditional Use Permit to expand a cemetery on property generally located at 610 W 23rd St., Fremont, Nebraska. Planning Director Jennifer Dam presented her staff report. Chairman Sookram opened the public hearing. One person spoke in favor of the Conditional Use Permit. Chairman Sookram closed the public hearing. Commissioner Gifford made a motion to recommend approval of the Conditional Use Permit and Commissioner Landholm seconded the motion. By roll call vote Gifford, Borisow, Horeis, Lathrop, Nielsen, Sookram and Landholm voted in favor. The motion carried 7-0.

Chairman Sookram read the item: A request by Heather Carver for an amendment to the Redevelopment District #3 Redevelopment Area for the DPA Auction redevelopment project on property generally described as a part of Lot 4, Nelsen Business Park, located at the southwest corner of Morningside Drive and Highway 275. Jennifer Dam, Planning Director indicated she had received an amendment to the Redevelopment Plan and asked that it be received into the record. Commissioner Landholm made a motion to receive the revised plan. Commissioner Borisow seconded the motion. By a roll call vote Nielsen, Lathrop, Horeis, Borisow, Landholm, Gifford, and Sookram voted in favor. Motion passed 7-0. Planning Director Jennifer Dam presented her staff report. Chairman Sookram opened the public hearing. One person spoke in favor of the redevelopment plan. Chairman Sookram closed the public hearing. Commissioner Landholm made a motion to approve the revised redevelopment plan. Commissioner Nielsen seconded the motion. By roll call vote, Sookram, Borisow, Gifford, Nielsen, Landholm, Lathrop and Hories all voted in favor. 7-0 Motion carried.

Chairman Sookram read the item: A request by Jay Muller on behalf of Fremont Bank and Trust for a sign plan on the property generally located at 610 and 626 N Main Street. Planning Director, Jennifer Dam presented her staff report. Chairman Sookram

opened the public hearing. Two people spoke regarding the sign plan. Chairman Sookram closed the public hearing. Commissioner Borisow made a motion to approve Sign 1 and 2 at 610 Main, Sign 1 and 3 at 626 Main and bring back the pole sign and monument sign designs for approval at the June Planning Commission meeting. Commissioner Landholm seconded the motion. By a roll call vote, Borisow, Gifford, Hories, Nielsen, Lathrop, Landholm, and Sookram voted in favor of the motion. 7-0 Motion carried.

Chairman Sookram read the item: A request by Jay Muller on behalf of Fremont National Bank and Trust for a sign plan on property generally located at 801 E. 23rd St. Planning Director, Jennifer Dam presented the staff report. Chairman Sookram opened the public hearing. Two people spoke in favor of the plan. Chairman Sookram closed the public hearing. Commissioner Gifford made a motion in favor of approving sign 1; reface sign 2; move sign 3 to the south side of the drive thru; remove sign 4; reface signs 5, 6 and 9; reduce signs 7 and 8 to 30" in height; and remove sign 10. Commissioner Nielsen seconded the motion. By a roll call vote, Borisow, Lathrop, Landholm, Gifford, Hories, Nielsen and Sookram voted in favor of the motion. 7-0 Motion carried.

Chairman Sookram read the discussion item – fences- requested by Commission Landholm. Commissioner Landholm is concerned about fencing regulations on corner lots. He would like to reconsider allowing 6' privacy fencing. The Planning Commission had some discussion and agreed that it should be reviewed with the update to the UDC.

Chairman Sookram read the discussion item – the draft RFP for UDC- requested by Chairman Sookram. Planning Director, Jennifer Dam, passed out the draft and explained the need to have the entire UDC looked at in order establish clear and consistent regulations. This would also be an ideal time to look at the fencing regulations.

Chairman Sookram stated he would entertain a motion to adjourn the meeting. It was moved by Commissioner Landholm and seconded by Commissioner Borisow to adjourn the meeting. By roll call vote, Nielson, Landholm, Sookram, Hories, Lathrop, Borisow and Gifford all voting aye. The motion carried 7-0. Meeting was adjourned at approximately 6:48 p.m.

APPROVED

_____
Dev Sookram, Chairman

ATTEST

_____
Jennifer Dam, Director of Planning

DRAFT

Staff Report

TO: Planning Commission

FROM: Jennifer L. Dam, AICP, Planning Director

DATE: June 15, 2020

SUBJECT: Request for a Conditional Use Permit to reconstruct a shed

RECOMMENDATION: Recommend approval to City Council

Background:

The applicant is requesting a Conditional Use Permit to allow the reconstruction of a shed on property located at 249 W. Jackson St.

A shed that was approximately 10' by 20' was located on the southeast corner of the property. The shed was damaged by the flooding of 2019 and was demolished.

The applicant applied for a building permit to replace the demolished shed with a 12' by 20' shed. However, the existing detached garage already exceeds the limit of 7.5% of the lot area for accessory buildings.

The UDC provides that a conditional use permit may be granted to reconstruct a nonstandard use, as long as there is not a negative impact on the surrounding area.

> *11-324.04 D. Expansion of Nonstandard Uses. Notwithstanding any provision contained in this UDC to the contrary, in all zoning districts, a conditional use permit may be granted to authorize (1) the enlargement, extension, structural alteration, conversion, or reconstruction of a building or structure located upon a premises with a nonstandard use; and/or (2) decreased minimum requirements upon a premises with a nonstandard use provided that the city council finds that such decrease in minimum requirements (i) would not adversely affect the surrounding area; and (ii) the decrease is necessary in order for a building or structure located upon a premises to practicably be enlarged, extended, structurally altered, converted, or reconstructed, or such decrease is otherwise necessary to allow an existing premises to be subdivided*.

The lot is 9,800 square feet and the existing detached garage is 768 square feet, or 7.8% of the lot area. The addition of a 240 square foot shed would bring the total to 1008 square feet of accessory structures of 10.3% of the lot area. However, the total building coverage would be 19.8%- well under the maximum allowed of 40%. If granted, the Conditional Use Permit would allow a 12'x20' structure and a accessory coverage of 10.3% of the lot area.

Many of the lots in the surrounding area are developed with accessory buildings that exceed 7.5% of the lot area.

11-316.05.B Identifies criteria for approval of a Conditional Use Permit.

11-316.05.B.1 states that “the conditional use shall not be of a type that would tend to undermine the implementation of an adopted plan that includes the lot or tract proposed for development.

Finding: The proposal does not undermine the implementation of a plan.

11-316.05.B.2 states “The conditional use shall be compatible with surrounding land uses and the natural environment, and will not materially detract from the character of the immediate area or negatively affect the planned or anticipated development or redevelopment trajectory.”

Finding: The proposed shed is compatible with the surrounding area.

11-316.05.B.3 states “There is no practicable alternative location where the use is permitted as-of-right within 1,000 feet of the lot or tract proposed for development, or if such a location exists, the proposed location is more favorable in terms of: a) providing a needed community service; b) providing a critical mass of jobs that are likely to pay more than the median wages for the region; c) providing a balance of land uses, ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another; or d) making more efficient use of public infrastructure, such as off-peak street capacity.

Finding: This section is not applicable to the request.

11-316.06.B.4 states “The approval of the conditional use will not create a critical mass of similar conditional uses that is likely to discourage permitted uses by making the area less desirable.”

Finding: The proposal will not make the area less desirable.

11-316.06.B.5 states “The conditional use and any conditions of development shall adequately protect public health and safety against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.

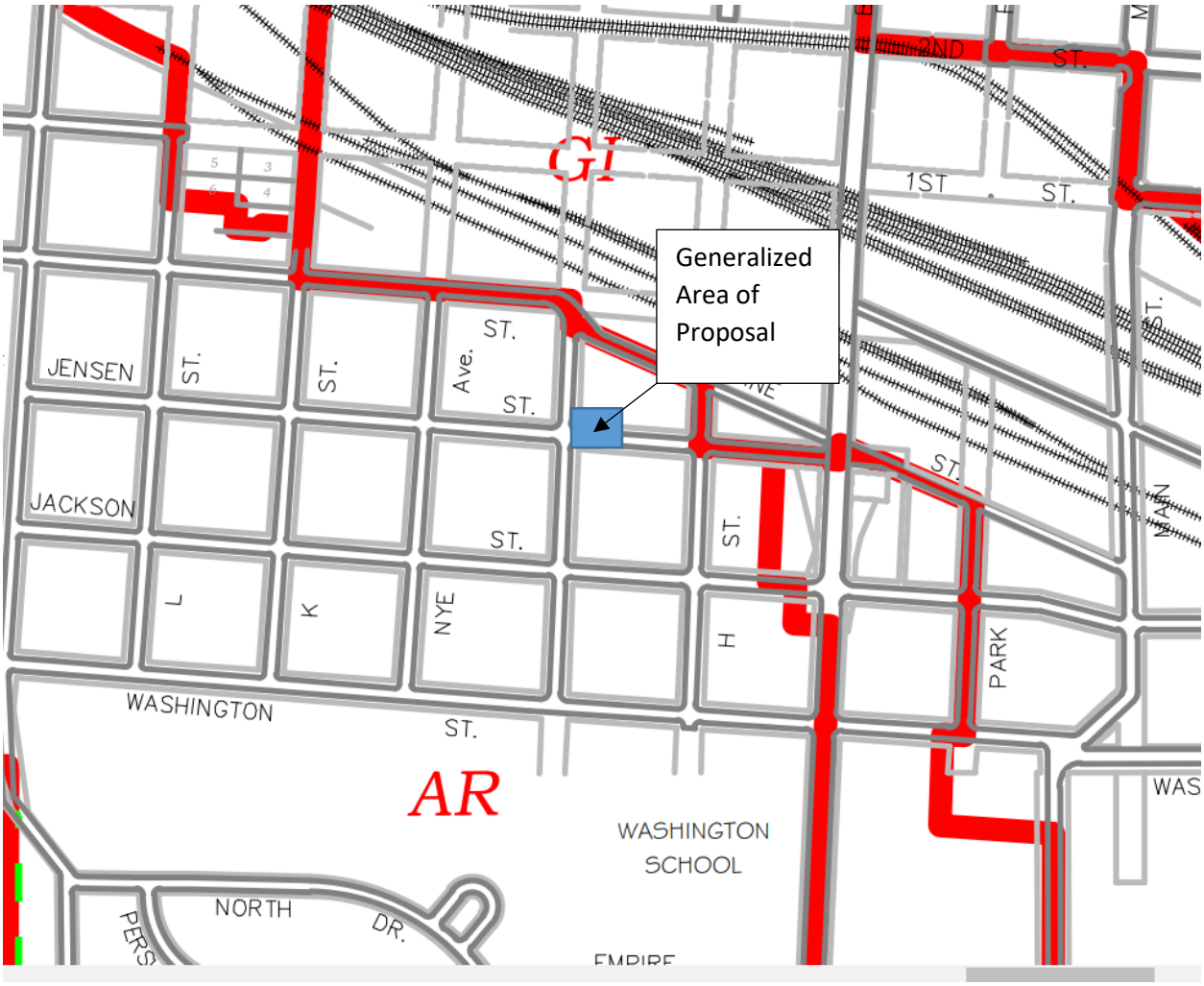
Finding: The applicant will be required to obtain a flood plain development permit.

11-316.06.B.6 states “The conditional use will not use an unfairly disproportionate share of public services that would compromise the delivery of those services to other uses in the vicinity. Applicable public services include, but are not limited to, utilities, police protection, fire protection, schools, parks, and libraries.”

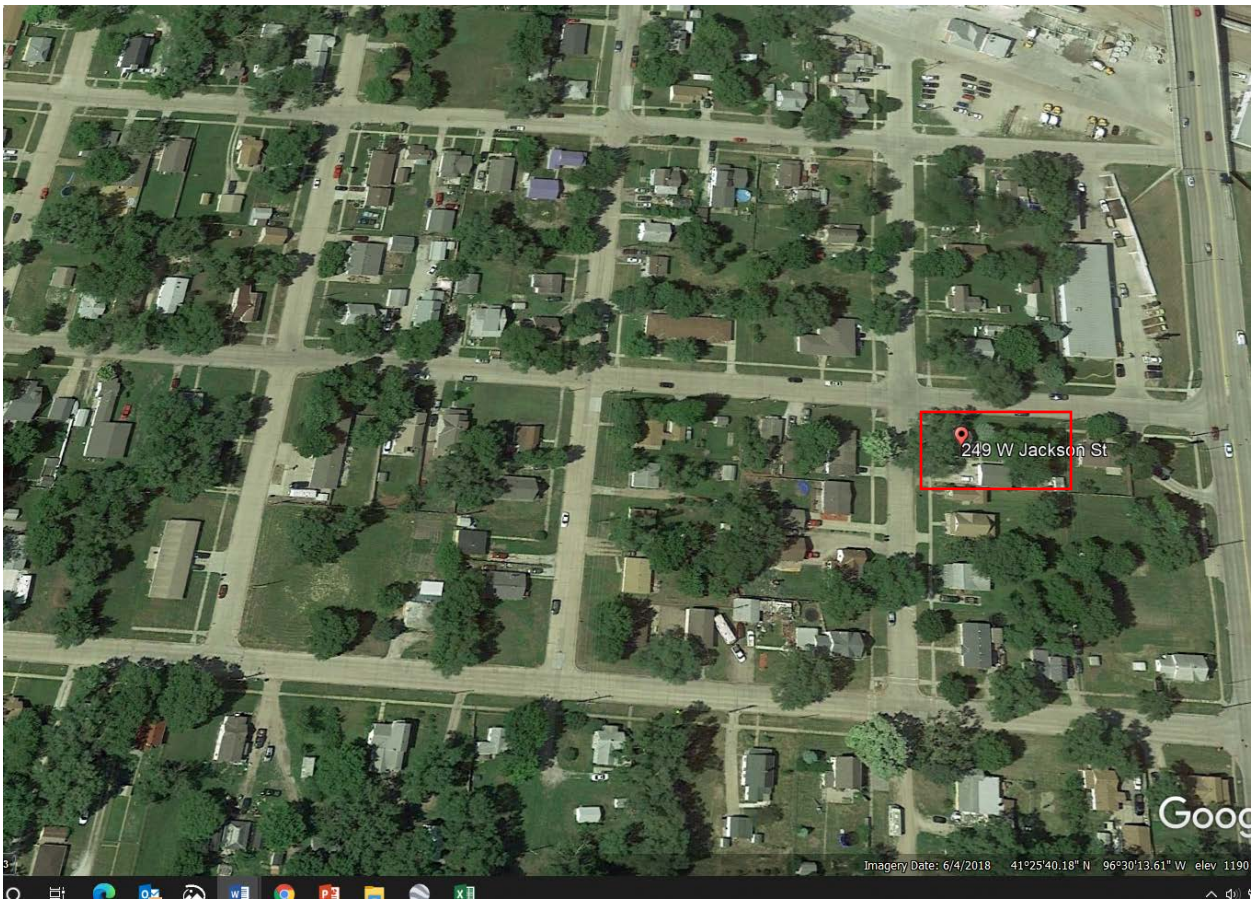
Finding: The proposal will not impact public services.

Staff Recommendation: Approval

Zoning Map:



Vicinity Map:


249 W Jackson St
Imagery Date: 6/4/2018 41°25'40.18" N 96°30'13.61" W elev 1190

Property with old shed looking south

CITY OF FREMONT NEBRASKA

Planning & Development
400 E. Military Ave.
Fremont, NE 68025
Phone: 402-727-2636
Fax: 402-727-2659

CONDITIONAL USE PERMIT APPLICATION

APPLICANT (*all correspondence will be directed to the applicant*)

Name Michael D. Kuhns Phone (402)720-9164

Address 249 W. Jackson Fax (402)721-7262

City Fremont State NE Zip 68025

Email mkuhns@arps.ws

PROPERTY OWNER (*if not the same as applicant above*)

Name _____ Phone _____

Address _____ Fax _____

City _____ State _____ Zip _____

Email _____

ENGINEER, SURVEYOR, OR ARCHITECT (*if not the same as applicant above*)

Name _____ Phone _____

Address _____ Fax _____

City _____ State _____ Zip _____

Email _____

AGENT (*if not the same as applicant above*)

Name _____ Phone _____

Address _____ Fax _____

City _____ State _____ Zip _____

Email _____

(*application continued on next page*)

CITY OF FREMONT
NEBRASKA

City of Fremont
REPRINT
*** CUSTOMER RECEIPT ***
Oper: MAINEE Type: GM Drawer: 1
Date: 5/08/20 00 Receipt no: 6696

Year	Number	Amount
2020	19	
PZ	PLANNING/ENGINEERING	$365.00

Tender detail
CA CASH $380.00
Total tendered $380.00
Total payment $365.00
Change $15.00

Trans date: 5/08/20 Time: 11:54:01

THANK YOU FOR YOUR PAYMENT

CONDITIONAL USE PERMIT APPLI

PROPERTY INFORMATION

Address of Property 249 W. Jackson Fremont NE 68(
General Location (*if no address is available*) _____

Legal Description of Property _____

Existing Zoning _____
Description of Proposed Use Replace portable awning gard to flood damage of previous shed

An application may be filed only by the owner(s) of the property, or duly authorized officer or agent of the owner(s). By executing this application, he/she does hereby acknowledge the above statements to be true and accurate to the best of their knowledge, and understand that knowing and willful falsification of information will result in rejection of the application and may be subject to criminal prosecution.

I have received, read and understand the terms and conditions of this request, and agree to compliance with all applicable codes and ordinances of the City.

Michael D. Kuhns 05/08/2020

Signature Print Name Date

Office Use Only

Submittal Date 5-8-20 Project No. CUP-2020-06
Payment Amount $300.00 + 65.00 Receipt No. 616916
Other Comments $365.00 Paid

Permit # 20-19

CITY OF FREMONT NEBRASKA

400 E Military Avenue
Fremont, NE 68025
Ph: 402-727-2638
Fax: 402-727-2659
building@fremontne.gov
www.fremontne.gov

RESIDENTIAL/COMMERCIAL BUILDING PERMIT APPLICATION

APPLICATION:
Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by codes and ordinances adopted by the city, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit(s).

The City of Fremont has adopted the following codes:

- International Building Code – 2015 Edition
- International Existing Building Code – 2015 Edition
- International Residential Code – 2015 Edition
- International Energy Conservation Code – 2009 Edition
- Uniform Mechanical Code – 2015 Edition
- National Electrical Code – 2017 Edition
- Uniform Plumbing Code – 2015 Edition

CHECKLIST:
This list has been prepared as a tool for submitting a complete building permit application package. In no way does this list represent all submittal documents that may be required to demonstrate compliance with local codes and ordinances. Delays in the permit issuance process will occur as a result of incomplete or inadequate submittal information.

☐ A. Completed Building Permit Application

☐ B. Two (2) Sets of Construction Plans/Drawings
Do the plans include electrical, plumbing, and mechanical plans? _____ (Initial if included)

☐ C. Site Plan – Including All Parking, Landscaping, Lot Dimensions and Setbacks

☐ D. Energy Code Compliance – REScheck or COMcheck

☐ E. Elevation Certificate (If Building in Flood Zone)

☐ F. Supplemental Reports

☐ G. State Fire Marshall Submittal - Commercial Only

☐ H. Storm Water Pollution Prevention Plan (SWPPP) – Commercial Only

I. Commercial Only – Site Plan Approval has been completed? _____ Yes _____ No

CITY OF FREMONT NEBRASKA

BUILDING PERMIT APPLICATION

400 East Military Ave Fremont NE 68025
402-727-2638 402-727-2659 Fax
www.fremontne.gov building@fremontne.gov

Date _____

Permit # _____

Please fill out Section A of the application and then the corresponding section for the type of project being completed. Finish the application by filling out Section B.

SECTION A:

Address of Project: 249 W. Jackson St. Fremont NE 68025

X **Property Owner Name & Address:** Michael D. & Rose M. Kuhns

General Contractor Name & Address: Derksen Portable Buildings 2050 E. 23rd St. Fremont NE 68025

☐ **NEW RESIDENCE** ☐ **Single Family** ☐ **Duplex/Townhome**

Legal Description: Lot _____ Block _____ Addition _____

Total Sq Footage: _____

Occupancy Type: _____ **Type of Construction:** _____

BASEMENT: ☐ Yes ☐ No **If Yes:** ☐ Finished ☐ Unfinished **Basement Sq Footage:** _____

☐ **NEW COMMERCIAL**

Legal Description: Lot _____ Block _____ Addition _____

Total Sq Footage: _____

Occupancy Type: _____ **Type of Construction:** _____

Site Plan Approval has been completed: _____ Yes _____ No **(Site plan approval must be completed before building plans submitted)**

☐ **ADDITION** ☐ **Commercial** ☐ **Residential**

Describe type of project: _____

Total Sq Footage: _____

Setbacks: **Rear Yard**_____ **Side Yard**_____; _____ **Front Yard**_____

Circle all subcontracting work that applies: **MECHANICAL** **ELECTRICAL** **PLUMBING** **CEMENT WORK**
(Must fill out name of subcontractors in Section B)

☐ **ALTERATION** *(Tenant Finish, Interior Remodel, Basement Finish)* ☐ **Commercial** ☐ **Residential**

Describe type of project: _____

Total Sq Footage: _____

Circle all subcontracting work that applies: **MECHANICAL** **ELECTRICAL** **PLUMBING**
(Must fill out name of subcontractors in Section B)

☒ **ACCESSORY STRUCTURE** *(Detached Garage, Shed, Pool)* ☐ **Commercial** ☒ **Residential**

Describe type of project: Replace storage shed lost in flood.

Lot Size 9800 **Sq. Ft. X 7.5% =** 735 **Maximum Sq. Ft. (for Accessory Bldg(s))**

Existing Building Coverage _____ **Sq. Ft.** **Impervious Coverage** _____ **Sq. Ft.**

Existing Accessory Structure Coverage 804 **Sq. Ft.**

Accessory Structure Size 12 **ft. X** 20 **ft. OR** 240 **Sq. Ft.**

X **Setbacks: Rear Yard** 5 **Side Yard** _____ ; 5

Do you have any easements on your property? _____ **Yes** X **No**

If yes, where and what are the easements? _____

Circle all subcontracting work that applies: MECHANICAL ELECTRICAL PLUMBING CEMENT WORK
(Must fill out name of subcontractors in Section B)

X **TOTAL VALUE OF PROPOSED WORK $** 4,500.00 (includes all trades, materials, labor and profit for building. Does not include landscaping, site work or value of land.)

PERMIT FEE $ _____ **+ 10% PARK FEE $** _____ **= $** _____

(FOR NEW RESIDENTIAL CONSTRUCTION) DU ELECTRIC SERVICE FEE $250.00 + DU GAS SERVICE FEE $250.00 = $500.00

Zoning District _____ **Flood Plain** _____

SECTION B

Subcontractors must be registered with the City of Fremont before their work is started.

HVAC Sub _____ **Electrical Sub** _____

Plumbing Sub _____ **Concrete Sub** _____

I certify no work will be done except as described above or on accompanying plans. All work will be performed in compliance with all codes and ordinances of the City of Fremont, and inspections requested as outlined on the issued permit. I certify that the above application complies with the ordinances pertaining thereto in the City of Fremont and recommend that a permit be granted.

*****I hereby certify the structure contained in this building permit application complies with the 2009 International Energy Conservation Code in accordance with this REScheck or COMcheck submitted.*****

Applicant Name (print clearly) Michael D. Kuhns

X **Signature** Michael D Kuhns

Contact Name/email mkuhns@arps.ws **Phone:** (402) 720-9164

_____ _____

Chief Building Inspector **Date**

Parcel Information	
Parcel ID	270034069
Links	Photo #1 Sketch #1
Area #	
Current Owner	KUHNS, MICHAEL D & ROSE M
Mailing Address	249 W JACKSON FREMONT, NE 68025-0000
Situs Address	249 W JACKSON
Tax District	001
School District	510 (27-0001 FREMONT)
Legal Description	JENSENS LOT 8 BLK 10
Class	Single Family

Current Value Information			
Land Value	**Dwelling Value**	**Improvement Value**	**Total Value**
$12,600	$23,365	$0	$35,965

Prior Year Value Information				
Year	**Land Value**	**Dwelling Value**	**Improvement Value**	**Total Value**
2018	12,600	23,365	0	35,965
2017	12,600	22,250	0	34,850
2016	12,600	44,445	0	57,045
2015	12,600	44,445	0	57,045
2014	12,600	42,495	0	55,095

Yearly Tax Information		
Year	Amount	Levy
2019	$698.82	2.047225

2019 Tax Levy	
Description	Rate
COUNTY GEN	0.213204
ROAD/BRIDGE	0.000000
CAP IMPR/ECON DEV FUND	0.009202
INDIGENT	0.004204
INSTITUTIONS	0.000000
VETERANS AID	0.000000
COUNTY BLDG FUND	0.000000
MUSEUM/HIST SOC	0.002274
1ST RESP COMM BOND	0.024122
FLOOD CONTROL	0.002301
FREMONT GEN	0.359909
FREMONT DEBT	0.021913
NRD PLATTE GEN	0.035512
ESU #2 GEN	0.015000
ESU #2 BOND 2013	0.000000
METRO TECH GEN	0.075000
METRO TECH SINK	0.020000
METRO TECH HAZ/HNDICP PED	0.000000
27-0001 FREMONT 1	1.057722
SCH 37	0.000000
SAUN 11	0.000000
27-0001 FREMONT BLDG FUND	0.005000
27-0001 FREMONT SD QUAL CAP FUND 9-12	0.000000
27-0001 FREMONT SD QUAL CAP FUND K-8	0.000000
F-1 BONDS 9-12 2000	0.023430
F-1 BLD AMER BOND 1-NEW 5/6	0.034868
F-1 BLD AMER BOND 2-ELEM RENOV	0.020097
F-1 BOND K-8 2000	0.121080
AG SOCIETY	0.002387

Year Sales History
No previous sales information Is available.

Residential Building Information			
Occupancy Code	101 (Single-Family / Owner Occupied)	Condition Code	Below Normal
Year Built	1920	Rooms Above Ground	0
Style	1 Story Frame	Rooms Below Ground	0
Main Area	70	Bedroom #	0
Total Living Area	1,535	Bathroom #	1.5
Length	0	Foundation	None
Width	0	Exterior Walls	Frame, Siding
Basement	None	Roof	Galvanized Metal
Basement Area	0.0000	Interior Walls	None
Bsmt Floor Adj	-6,930	Flooring	None
Heating	Yes	Architectural Design	N/A
AC	Yes	Single Siding	No
Attic	None		

Addition 1 of 2	
Year Built	1920
Style	1 1/2 Story Frame
Area	512
Basement SF	0
No Floor Adj (SF)	0
Heat	No
AC	No
Attic SF	0

Addition 2 of 2	
Year Built	1920
Style	1 1/2 Story Frame
Area	350
Basement SF	0
No Floor Adj (SF)	0
Heat	No
AC	No
Attic SF	0

Plumbing			
Style	Count	Fixtures	Bathrooms
Plumbing (Incl in Base)	6	6	1.5
		6	1.5

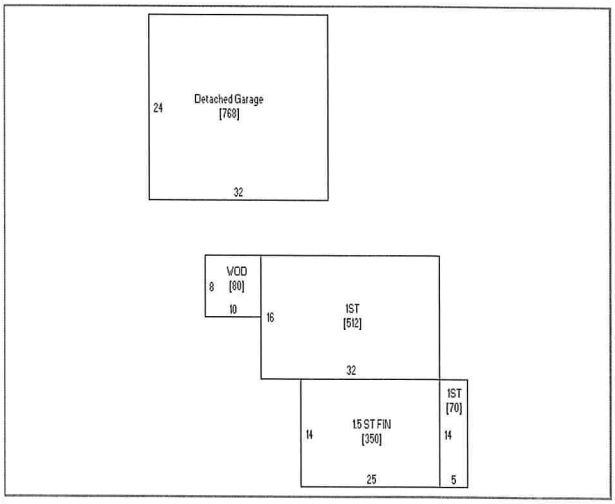
Deck and Patio	
Style	SF Area
Wood Deck-Med	80

Garage 1 of 1	
Year Built	1920
Style	Det Frame
WxL	0 x 0
Area	768
Basement SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC (SF)	0
Door openers	0

Land Information		
Lot Basis	Square Feet	Acres
Sq. Ft x Rate	9,800	0.23

Miscellaneous Improvements		
Improvement	Year	Units
Plumbing (Incl in Base)	N/A	6
Wood Deck-Med	N/A	80
1 1/2 Story Frame	1920	512
1 1/2 Story Frame	1920	350
Det Frame	1920	768

Photo



249 W. Jackson
Former location of storage shed.
Legend
Google Earth
© 2020 Google
N
5.31 ft

249 W. Jackson
Former location of storage shed.
Legend
Google Earth
© 2020 Google
N
5.31 ft

249 W. Jackson
Indicating former storage shed location.
Legend
249 W Jackson St
249 W Jackson St
Google Earth
80 ft
N

249 W. Jackson
Indicating former storage shed location.
Legend
249 W Jackson St
249 W Jackson St
N
Google Earth
80 ft

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DERKSEN PORTABLE BUILDINGS PRICE SHEET

DERKSEN

URETHANE, PAINTED & TREATED - SAME PRICE!

LOFTED BARN

W	x	L	Price	36 MO	60 MO
8	x	12	$2,425	$112.27	$89.81
8	x	16	$3,235	$149.77	$119.81
8	x	20	$4,030	$186.57	$149.26
10	x	12	$3,060	$141.67	$113.33
10	x	16	$3,495	$161.81	$129.44
10	x	20	$4,345	$201.16	$160.93
10	x	24	$5,220	$241.67	$193.33
10	x	28	$6,080	$281.48	$225.19
10	x	30	$6,515	$301.62	$241.30
12	x	12	$3,445	$159.49	$127.59
12	x	16	$4,195	$194.21	$155.37
12	x	20	$5,120	$237.04	$189.63
12	x	24	$6,000	$277.78	$222.22
12	x	28	$6,345	$293.75	$235.00
12	x	30	$6,520	$301.85	$241.48
12	x	32	$7,335	$339.58	$271.67
12	x	36	$8,225	$380.79	$304.63
12	x	40	$9,090	$420.83	$336.67
14	x	16	$5,120	$237.04	$189.63
14	x	20	$6,240	$288.89	$231.11
14	x	24	$7,350	$340.28	$272.22
14	x	28	$8,460	$391.67	$313.33
14	x	30	$8,710	$403.24	$322.59
14	x	32	$9,570	$443.06	$354.44
14	x	36	$10,690	$494.91	$395.93
14	x	40	$11,800	$546.30	$437.04
14	x	44	$12,985	$601.16	$480.93
14	x	50	$14,755	$683.10	$546.48
16	x	16	$5,760	$266.67	$213.33
16	x	20	$7,030	$325.46	$260.37
16	x	24	$8,305	$384.49	$307.59
16	x	28	$9,570	$443.06	$354.44
16	x	30	$10,215	$472.92	$378.33
16	x	32	$10,845	$502.08	$401.67
16	x	36	$12,120	$561.11	$448.89
16	x	40	$13,390	$619.91	$495.93
16	x	44	$14,730	$681.94	$545.56
16	x	50	$16,740	$775.00	$620.00

SIDE LOFTED BARN

W	x	L	Price	36 MO	60 MO
8	x	12	$2,575	$119.21	$95.37
8	x	16	$3,385	$156.71	$125.37
8	x	20	$4,180	$193.52	$154.81
10	x	12	$3,210	$148.61	$118.89
10	x	16	$3,645	$168.75	$135.00
10	x	20	$4,495	$208.10	$166.48
10	x	24	$5,370	$248.61	$198.89
10	x	28	$6,230	$288.43	$230.74
10	x	30	$6,665	$308.56	$246.85
12	x	12	$3,595	$166.44	$133.15
12	x	16	$4,345	$201.16	$160.93
12	x	20	$5,270	$243.98	$195.19
12	x	24	$6,150	$284.72	$227.78
12	x	28	$6,495	$300.69	$240.56
12	x	30	$6,670	$308.80	$247.04
12	x	32	$7,485	$346.53	$277.22
12	x	36	$8,375	$387.73	$310.19
12	x	40	$9,240	$427.78	$342.22
14	x	16	$5,270	$243.98	$195.19
14	x	20	$6,390	$295.83	$236.67
14	x	24	$7,500	$347.22	$277.78
14	x	28	$8,610	$398.61	$318.89
14	x	30	$8,860	$410.19	$328.15
14	x	36	$10,840	$501.85	$401.48
14	x	40	$11,950	$553.24	$442.59
14	x	44	$13,145	$608.56	$486.85
14	x	48	$14,340	$663.89	$531.11
14	x	50	$14,940	$691.67	$553.33
16	x	16	$5,910	$273.61	$218.89
16	x	20	$7,180	$332.41	$265.93
16	x	24	$8,455	$391.44	$313.15
16	x	28	$9,720	$450.00	$360.00
16	x	30	$10,365	$479.86	$383.89
16	x	32	$10,995	$509.03	$407.22
16	x	36	$12,270	$568.06	$454.44
16	x	40	$13,540	$626.85	$501.48
16	x	44	$14,900	$689.81	$551.85
16	x	50	$16,930	$783.80	$627.04

UTILITY

W	x	L	Price	36 MO	60 MO
8	x	12	$2,185	$101.16	$80.93
8	x	16	$2,865	$132.64	$106.11
8	x	20	$3,550	$164.35	$131.48
8	x	24	$4,020	$186.11	$148.89
10	x	12	$2,765	$128.01	$102.41
10	x	16	$3,150	$145.83	$116.67
10	x	20	$3,890	$180.09	$144.07
10	x	24	$4,670	$216.20	$172.96
10	x	30	$5,780	$267.59	$214.07
12	x	12	$3,160	$146.30	$117.04
12	x	16	$3,880	$179.63	$143.70
12	x	20	$4,560	$211.11	$168.89
12	x	24	$5,200	$240.74	$192.59
12	x	28	$5,835	$270.14	$216.11
12	x	30	$6,190	$286.57	$229.26
12	x	32	$6,490	$300.46	$240.37
12	x	36	$7,360	$340.74	$272.59
12	x	40	$8,220	$380.56	$304.44
14	x	16	$4,725	$218.75	$175.00
14	x	20	$5,710	$264.35	$211.48
14	x	24	$6,695	$309.95	$247.96
14	x	28	$7,680	$355.56	$284.44
14	x	30	$8,215	$380.32	$304.26
14	x	32	$8,670	$401.39	$321.11
14	x	36	$9,660	$447.22	$357.78
14	x	40	$10,640	$492.59	$394.07
14	x	44	$11,710	$542.13	$433.70
14	x	50	$13,305	$615.97	$492.78
16	x	16	$5,285	$244.68	$195.74
16	x	20	$6,415	$296.99	$237.59
16	x	24	$7,540	$349.07	$279.26
16	x	28	$8,670	$401.39	$321.11
16	x	30	$9,235	$427.55	$342.04
16	x	32	$9,800	$453.70	$362.96
16	x	36	$10,925	$505.79	$404.63
16	x	40	$12,055	$558.10	$446.48
16	x	44	$13,260	$613.89	$491.11
16	x	50	$15,065	$697.45	$557.96

SIDE UTILITY

W	x	L	Price	36 MO	60 MO
8	x	12	$2,185	$101.16	$80.93
8	x	16	$2,865	$132.64	$106.11
8	x	20	$3,550	$164.35	$131.48
8	x	24	$4,020	$186.11	$148.89
10	x	12	$2,765	$128.01	$102.41
10	x	16	$3,150	$145.83	$116.67
10	x	20	$3,890	$180.09	$144.07
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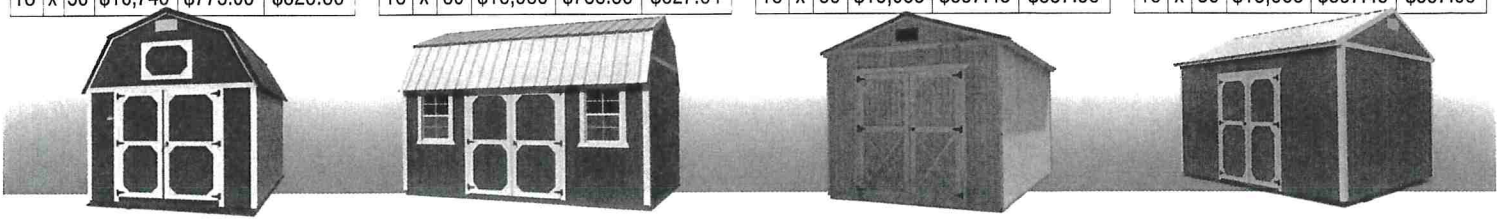
16	x	36	$10,925	$505.79	$404.63
16	x	40	$12,055	$558.10	$446.48
16	x	44	$13,260	$613.89	$491.11
16	x	50	$15,065	$697.45	$557.96



From: Skip Sawyer
To: Dam, Jennifer
Subject: Conditional Use Permit-Kuhns
Date: Tuesday, June 9, 2020 8:44:25 AM

Jennifer Dam
Planning Director

Dear Jennifer:

We are property owners in the vicinity of Michael Kuhns, and we have absolutely no problem with his conditional use request. We are very please that the city and staff are considering his request. Since the flood, there have been many hardships in the south part of Fremont and anything we can do to help these residents is greatly appreciated.

Sincerely,

Ronald (Skip) & Judith Sawyer
1800 Phelps Ave
Fremont, NE 68025

STAFF REPORT

TO: Planning Commission

FROM: Jennifer L. Dam, AICP

DATE: June 15, 2020

SUBJECT: Annexation of Lot 3, Morningside Industrial Park

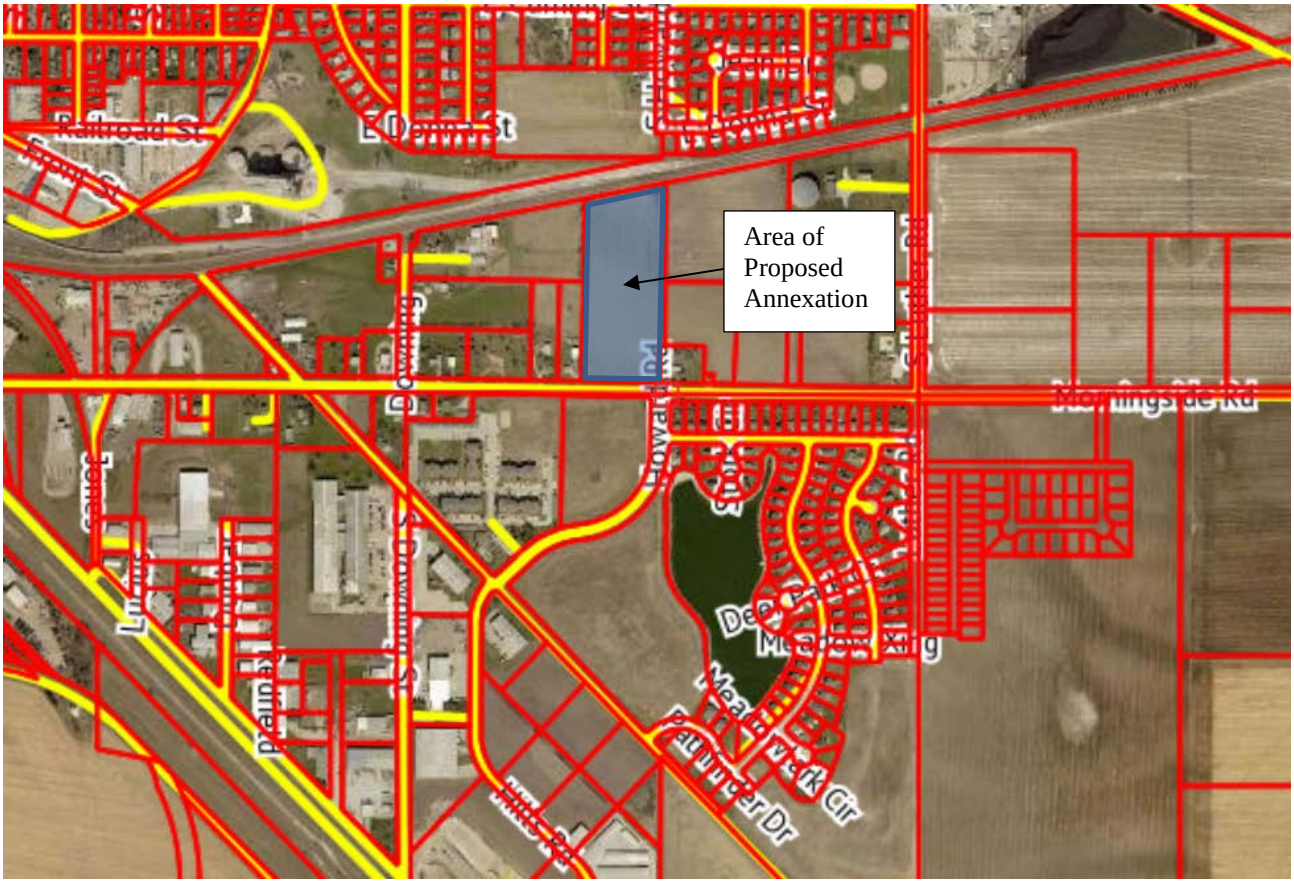
Recommendation: Recommend approval to City Council.

Background:

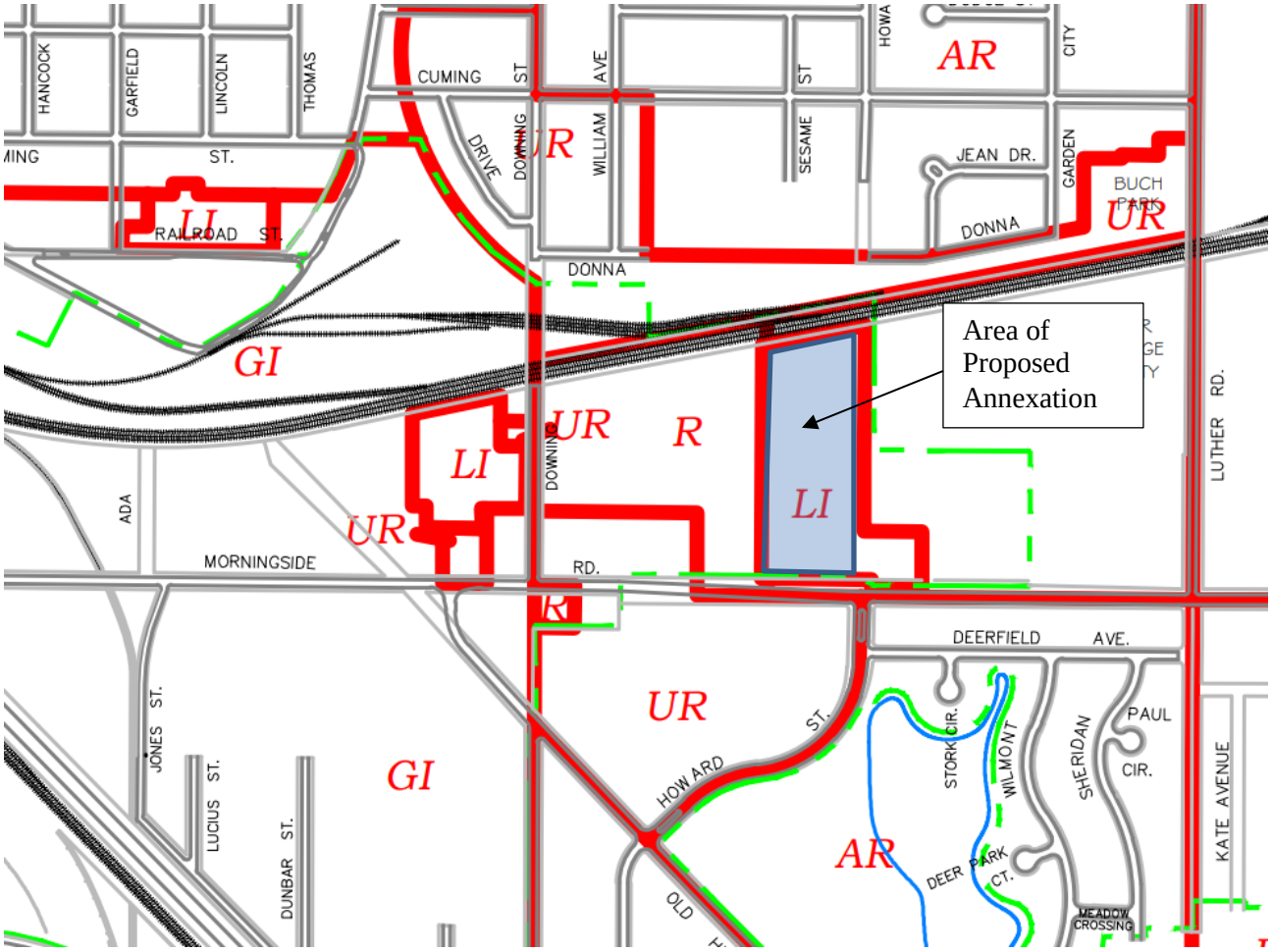
Heather Carver, on behalf of RD Leasing, is requesting annexation of their property into the City.

The property is contiguous to the city limits.

This request is consistent with the Comprehensive Plan and State Statutes.



Vicinity Map



CITY OF FREMONT NEBRASKA

Planning Department
400 E. Military Ave.
Fremont, NE 68025
Phone: (402) 727-2636
Fax: (402) 727-2659
Web: www.fremontne.gov

VOLUNTARY ANNEXATION PETITION

TO, the City Council of the City of Fremont, Nebraska ("City")

COMES NOW, RD Leasing, LLC, owner, or duly authorized officer or agent of the owner, of the following described real estate ("Petitioner"), to wit:

That portion of the following described real estate located outside the corporate limits of the City of Fremont, Nebraska: Lot 3, Morningside Industrial Park, City of Fremont, Dodge County, Nebraska.

and respectfully requesting that the above described property be annexed into the City, and would respectfully show as follows:

1. That the above described property is within the extraterritorial jurisdiction of the City, and is adjacent to the present corporate limits of the City; and

2. That in order to protect the inhabitants of such property and to promote the orderly development of such property, such property should be annexed into the City, and by the execution hereof, the undersigned petitions the City Council to annex such property into the corporate limits of the City.

WHERFORE, PREMISES CONSIDERED, Petitioner requests these bodies to take the appropriate steps to annex this property.

Ryan D Loops
(Signature)

4-20-2020
(Date)

4830-7101-2026, v. 1

Staff Report

TO: Planning Commission

FROM: Jennifer Dam, Planning Director

DATE: June 15, 2020

SUBJECT: Revised signs for FNBO Sign Plan for 610 N Main and 626 N Main

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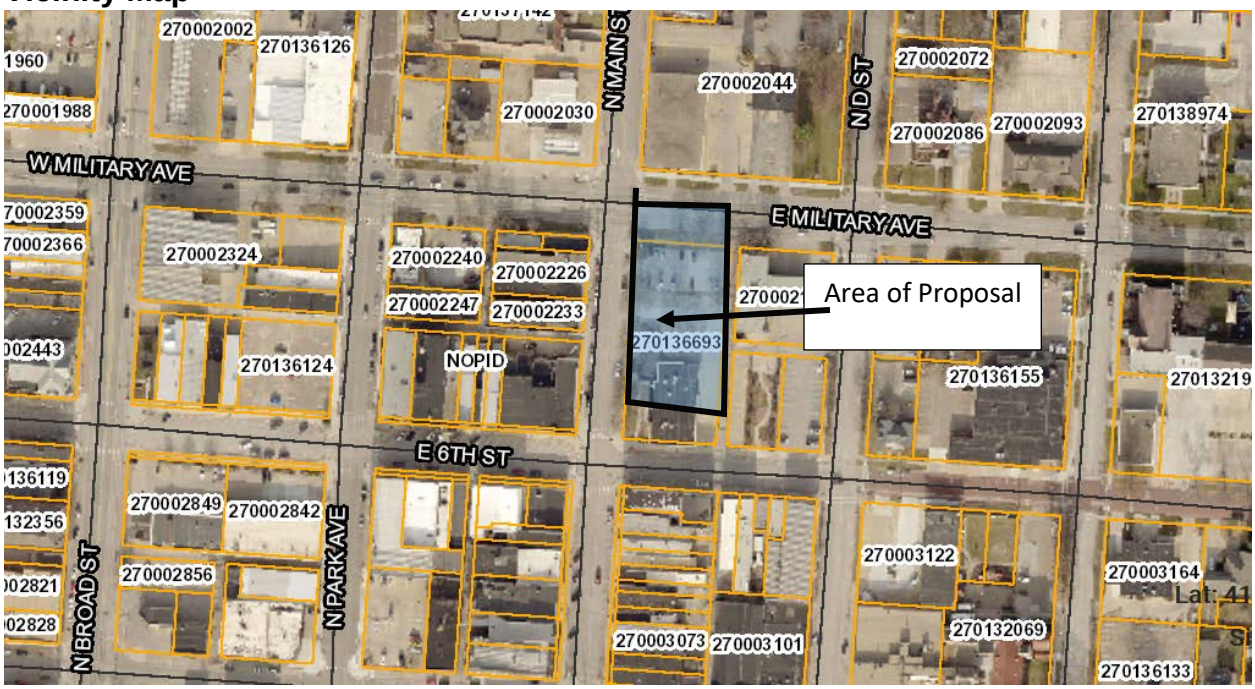
RECOMMENDATION: Approval of the revised signs moving the sign over the drive-thru to the east side of the building.

Background:

Jay Mullen, on behalf of Fremont National Bank proposed a sign plan for the First National Bank property at 610 and 626 Main St. The Planning Commission requested revisions to the signs at the corner of Military and Main, on 6th Street and on the back of the drive-thru.

The signs have been revised and the proposed designs are attached. The sign that was proposed for the east side of the drive thru is now shown on the north side of the drive-thru. Staff recommends that it be moved to the east side as originally proposed.

Vicinity Map



Staff Report

TO: Planning Commission

FROM: Jennifer Dam, Planning Director

DATE: June 15, 2020

SUBJECT: Revised signs for FNBO Sign Plan for 801 East 23rd St.

RECOMMENDATION: Approval of the revised signs.

Background:

Jay Muller, on behalf of Fremont National Bank proposed a sign plan for the First National Bank property at 801 E. 23rd St. The Planning Commission requested revisions to the enter/exit signs and on the back of the drive-thru.

The signs have been revised and the proposed designs are attached.