

PLANNING COMMISSION MINUTES

April 20, 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, Carlson, Sawyer, Lathrop, and Borisow present. Horeis was absent. Eight 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 March 16, 2020 Planning Commission meeting as prepared. Sookram noted a correction to the vote on the Bluestem Commons Final Plat- it should be 4-1 and not 4-10 and that the vote to adjourn was 5-0 not 6-0. Landholm moved to approve the revised minutes, seconded by Nielsen. By a roll call vote, Carlson, Nielsen, Landholm, Gifford, Sookram, Borisow, Sawyer and Lathrop voted in favor, the motion carried 8-0.

Chairman Sookram read the item: A request by the City Attorney for a change to the text of Section 11-601.A of the Unified Development Code regarding the purpose of zoning districts and planned developments. City Attorney Pat Sullivan provided the staff report. Chairman Sookram opened the public hearing. Two individuals spoke against the proposal. Chairman Sookram closed the public hearing. Commissioner Gifford stated that he would abstain since the proposal could impact property that he has an interest in. Borisow moved to approve the text change which was seconded by Landholm. By a roll call vote, Carlson, Nielsen, Landholm, Sookram, Borisow, Sawyer and Lathrop voted in favor; Gifford abstained. The motion carried 7-0 with 1 abstention.

Chairman Sookram read the item: A request by Lifegate Church for a conditional use permit for a church in a LI, Light Industrial district on property generally located at 2407 Colorado Ave, Fremont, NE. The Planning Director, Jennifer Dam provided her staff report. Chairman Sookram opened the public hearing. No one spoke in favor or against the item. Chairman Sookram then closed the public hearing. Commissioner Gifford made a motion to recommend approval of the Conditional Use Permit. Commissioner Nielsen seconded the motion. By a roll call vote, Carlson, Nielsen, Landholm, Gifford, Sookram, Borisow, Sawyer and Lathrop voted in favor, the motion carried 8-0.

Chairman Sookram read the item: A request by Jerry Nelson on behalf of Ludvigsen Mortuary for a conditional use permit to expand a non-standard use into a required yard on property generally located at 1249 E 23rd St., Fremont, NE. The Planning Director, Jennifer Dam provided her staff report. Chairman Sookram opened the public hearing. One individual spoke in support of the item. Chairman Sookram then closed the public hearing. Commissioner Nielsen made a motion to recommend approval of the Conditional Use Permit. Commissioner Carlson seconded the motion. By a roll call vote, Carlson, Nielsen, Landholm, Gifford, Sookram, Borisow, Sawyer and Lathrop voted in favor, the motion carried 8-0.

Chairman Sookram stated he would entertain a motion to adjourn the meeting. It was moved by Commissioner Gifford and seconded by Commissioner Nielsen to adjourn the meeting. By roll call vote, Nielson, Landholm, Sookram, Carlson, Lathrop, Sawyer, Borisow and Gifford all voting aye. The motion carried 8-0. Meeting was adjourned at approximately 5:41 p.m.

APPROVED

Dev Sookram, Chairman

ATTEST

Jennifer Dam, Director of Planning

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