

**PLANNING COMMISSION MINUTES**  
**January 19th, 2026**  
**City Council Chambers, Fremont Municipal Building, Fremont, NE**  
**5:00 p.m. Meeting**

Chairman 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, Landholm, Einspahr, Jaeger, Nielsen, Darling, and Sawtelle were present. Commissioners McKay and Carlson were absent. A quorum was established.

Chairman Borisow read the item: Dispense with the reading of the minutes of the November 17th, 2025, Planning Commission meeting. Commissioner Nielsen made a motion to approve the minutes; Commissioner Landholm seconded the motion. By a roll call vote, Landholm, Borisow, Einspahr, Darling, Nielsen, Jaeger, and Sawtelle all vote in favor. McKay and Carlson were absent. Motion carried 7-0.

Chairman Borisow read the item: Organize and elect Chair and Vice Chair. Commissioner Landholm made a motion to nominate Commissioner Darling for Chair. By a roll call vote, Borisow, Landholm, Nielsen, Einspahr, Jaeger, and Sawtelle all vote in favor. Motion carried 6-0. Darling abstained. Commissioner Landholm made a motion to nominate Commissioner Nielsen for Vice Chair. By a roll call vote, Darling, Borisow, Sawtelle, Einspahr, Landholm, and Jaeger all vote in favor. Motion carried 6-0. Nielsen abstained.

Chairman Borisow read the item: A request by Deerfield Fremont LLC (Michael Maley) for a Preliminary Plat Submission for 46-R2(Low/Medium Density Residential District) Duplex Units (47 Lots). The property is generally located southeast of Pathfinder Drive and Wilmont Street. Chairman Borisow opened public comments. Planning Director Ray presented the staff report with findings and proposed conditionally approve. After receiving comments, Chairman Borisow closed public hearing. Commissioner Nielsen made a motion to table; Commissioner Darling seconded the motion. By a roll call vote Einspahr, Borisow, Landholm, Darling, Nielsen, Jaeger, and Sawtelle all vote in favor. McKay and Carlson were absent. Motion carried 7-0.

Chairman Borisow read the item: A request by Mark Sanford on behalf of Sunrise Holdings, LLC, for a landscape waiver on property generally located at 1800 E. Military. Chairman Borisow open to public comments. Planning Director Ray presented the staff report with findings recommendation denial of a special exception to reduce installation of landscaping. After receiving comments, Chairman Borisow closed public hearing. Commissioner Nielsen made a motion to approve with a condition. The waiver was approved with condition of canopy and pump project to start construction within 18 months. Commissioner Landholm second the motion. By a roll call vote Borisow, Nielsen, Landholm, Darling, Jaeger, Sawtelle, and Einspahr all vote in favor. McKay and Carlson were absent. Motion carried 7-0.

Motion was made by Commissioner Darling to adjourn the meeting. Seconded by Commissioner Nielsen. By a roll call vote, Landholm, Borisow, Einspahr, Darling, Nielsen, Sawtelle and Jaeger all vote in favor. McKay and Carlson were Absent. Motion carried 7-0.

Meeting adjourned at approximately 6:22 pm.

**APPROVED**

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Stan Darling, Chairman

**ATTEST**

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Jeffrey B. Ray, AICP, Director of Planning