

PLANNING COMMISSION MINUTES
February 16th, 2026
City Council Chambers, Fremont Municipal Building, Fremont, NE
5:00 p.m. Meeting

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

Vice Chair Nielsen Adjusted the agenda items. Item number #5 New Business. Starting with A request by the Planning Director to amend the zoning Map as A) and other items move to B), C), and D).

Vice Chair Nielsen read the item: Dispense with the reading of the minutes of the January 19th, 2026, Planning Commission meeting. Commissioner Landholm made a motion to change the language from table to continue in Deerfield item; Commissioner Einspahr seconded the motion. By a roll call vote, Landholm, Einspahr, Nielsen, McKay, Carlson, and Sawtelle all vote in favor. Darling and Jaeger were absent. Motion carried 6-0. Commissioner Landholm made a motion to approve the minutes; Commissioner Sawtelle seconded the motion. By a roll call vote, McKay, Sawtelle, Landholm, Carlson, Nielsen, and Einspahr all vote in favor. Darling and Jaeger were absent. Motion carried 6-0.

Vice Chair Nielsen read the item: Old Business. 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. Planning Director Ray presented the staff report with conditional approval. After receiving comments from the applicant and three opposing public comments, Vice Chair Nielsen closed public hearing. Commissioner Landholm made a motion to continue with criteria that they have proposals that show where the drainage is going and where the dentation cells are going to be; Commissioner Neilsen seconded the motion. By a roll call vote Einspahr, Landholm, Nielsen, McKay, Carlson, and Sawtelle all vote in favor. Darling and Jaeger were absent. Motion carried 6-0.

Vice Chair Nielsen read the item: New Business A) A request by the Planning Director to amend the Zoning Map. Vice Chair Nielsen made a motion to continue #5 A) Amend the Zoning Map until there is clarification on boundaries. Commissioner Landholm seconded the motion. By a roll call vote Einspahr, Landholm, Nielsen, McKay, Carlson and Sawtelle all vote in favor. Darling and Jaeger were absent. Motion carried 6-0.

Vice Chair Nielsen read the item: #5 B) A request by Alex Henery, Rainwood Development Partners, for a Zoning Text Change so that "Education Facility, Primary & Secondary" use can be considered as substantially similar to the "Education Facility, College, University, and Vocational Use," which would allow the Primary & Secondary Education use with the approval of a Conditional Use Permit in GC Zoning District. Vice Chair Nielsen open to public comments. Planning Director Ray presented the staff report with findings' recommendation approval. After receiving comments, Vice Chair Nielsen closed public hearing. Commissioner Sawtelle made a motion to approve. Commissioner McKay seconded the motion. By a roll call vote Nielsen, Landholm, Sawtelle, McKay, Carlson, and Einspahr all vote in favor. Jaeger and Darling were absent. Motion carried 6-0.

Vice Chair Nielsen read the item: #5 C) A request by Pillar 23 Investments for a Pearson Subdivision Final Plat. The property is generally located at 425 W Washington St. Vice Chair Nielsen open to public comments. Planning Director Ray presented the staff report with findings recommendation of conditional approval. After receiving comments, Vice Chair Nielsen closed public hearing. Commissioner Landholm made a motion to approve with staff conditions. Commissioner Carlson seconded the motion. By a roll call vote Landholm, McKay, Carlson, Nielsen, Sawtelle, and Einspahr all vote in favor. Darling and Jaeger were absent. Motion carried 6-0.

Vice Chair Nielsen read the item: #5 D) A request by Horacio Lopez for a Conditional Use Permit to expand a nonconforming use to allow the installation of an accessory structure. The property is generally located at 1130 S. County Road 26. Vice Chair Nielsen open to public comments. Planning Director Ray presented the staff report and recommendations for approval. After receiving no comments, Vice Chair Nielsen closed public hearing. Commissioner Carlson made a motion to approve. Commissioner McKay seconded the motion. By a roll call vote McKay, Landholm, Sawtelle, Einspahr, Carlson, and Nielsen. Darling and Jaeger were absent. Motion carried 6-0.

Vice Chair Nielsen read the item: Planning Director Communications. A request by the Planning Director to continue to review the Comprehensive Plan Action MATRIX. The Planning Commission went through Chapter 4- Area Plans, Residential Areas Pla

Motion was made by Commissioner Sawtelle to adjourn the meeting. Seconded by Commissioner McKay. By a roll call vote, Landholm, Einspahr, Nielsen, Sawtelle, Carlson and McKay all vote in favor. Darling and Jaeger were Absent. Motion carried 6-0.

Meeting adjourned at approximately 6:40 pm.

APPROVED

Carl Nielsen, Vice Chair

ATTEST

Jeffrey B. Ray, AICP, Director of Planning

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