

PLANNING COMMISSION MINUTES
APRIL 19, 2021
5:00 p.m. Meeting

Chairman Jarod Borisow 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 Borisow and Commissioners, Nielsen, Landholm, Lathrop, Gifford, Carlson, Sawyer, Washburn and Horeis present. A quorum was established.

Chairman Borisow read the item: dispense with the reading of the minutes of the March 15, 2021 meeting. Commissioner Horeis made a motion to approve the minutes as prepared. Commissioner Washburn seconded the motion. By a roll call vote, Borisow, Gifford, Lathrop, Nielsen, Carlson, Landholm, Sawyer, Washburn and Horeis voted in favor. The motion carried 9-0.

Chairman Borisow read the item: A request by Scott Kolb for a sign plan for Dairy Queen generally located at the northeast corner of 22nd and north Broad Streets. Planning Director, Jennifer Dam noted she had received new images of the signs. Commissioner Landholm made a motion to receive the new images, commissioner Gifford seconded the motion. By a roll call vote, Washburn, Sawyer, Gifford, Horeis, Lathrop, Landholm, Carlson, Nielsen and Borisow all voted in favor. Motion carried 9-0. Planning Director Jennifer Dam presented her staff report. Chairman Borisow opened the public hearing. One person spoke in favor of the sign plan. Chairman Borisow closed the public hearing. Commissioner Washburn made a motion to recommend approval of the project and Commissioner Carlson seconded the motion. By roll call vote, Lathrop, Nielsen, Gifford, Horeis, Landholm, Sawyer, Washburn and Carlson voted in favor. Commissioner Borisow voted against. The motion carried 8-1.

Chairman Borisow read the item: A request by Caleb Snyder on behalf of Hoppe homes for the Bluestem Commons Planned Development to allow single family detached units as a use type in addition to the already approved duplex use type on Lots 1-24, Block 4; Lots 1-2, 6-7, 11-12, Block 5; and, Lots 1-16, Block 8 Bluestem Commons. The Property is generally located on the west side of N. Luther Road and 36th Street. Jennifer Dam presented her staff report. Chairman Borisow opened the public hearing. One person spoke in favor of the request. Chairman Borisow closed the public hearing. Commissioner Sawyer made a motion to recommend approval. Commissioner Landholm seconded the motion. By a roll call vote Nielsen, Lathrop, Borisow, Landholm, Horeis, Carlson, Washburn, Sawyer and Gifford voted in favor. Motion carried 9-0.

Chairman Borisow read the item: A request by Caleb Snyder on behalf of Hoppe Homes for the Bluestem Commons Replat 2 Final Plat which replats 12 lots into 10 lots on property generally located on the west side of N Luther Road and 36th Street. Planning Director Jennifer Dam gave her staff report. Chairman Borisow opened the

public hearing. One person spoke in favor of the change. Chairman Borisow closed the public hearing. Commissioner Horeis made a motion to approve the change and Commissioner Gifford seconded. By a roll call vote Borisow, Gifford, Nielsen, Landholm, Lathrop, Horeis, Washburn, Sawyer and Carlson all voted in favor. Motion carried 9-0.

Chairman Borisow read the item: A request by Jacob Hoppe for a conditional use permit to convert a former nursing home into multi-family dwellings on property generally located at 2550 N Nye Ave. Jennifer Dam, Planning Director gave her staff report. Chairman Borisow opened the public hearing. One person spoke in favor of the permit and 4 people spoke against the permit. Chairman Borisow closed the public hearing. Commissioner Gifford made a motion to approve the permit with the stipulation that a six-foot privacy fence be installed between this property and Fairway St. Commissioner Landholm seconded the motion. By a roll call vote Washburn, Sawyer, Borisow, Horeis Gifford, Landholm, Lathrop, Carlson, and Nielsen all voted in favor. Motion carried 9-0.

Chairman Borisow read the item: A request by Brian Levander for a conditional use permit for an auto-body shop on property generally located on Lot 2, Fremont Technology Park 2nd Addition. Planning Director Jennifer Dam presented her staff report. Chairman Borisow opened the public hearing. One person spoke in favor of the permit. Chairman Borisow closed the public hearing. Commissioner Sawyer made a motion to approve the permit and Commissioner Horeis seconded. By a roll call vote, Landholm, Carlson, Borisow, Nielsen, Gifford, Horeis, Sawyer, Washburn and Lathrop all voted in favor. Motion carried 9-0.

Chairman Borisow read the item: A request by Mark Boschult for a conditional use permit or a self-storage facility on property generally located at 333 W. 23rd Street. Planning Director Jennifer Dam presented her staff report. Chairman Borisow opened the public hearing. One person spoke in favor of the permit. Chairman Borisow closed the public hearing. Commissioner Gifford made a motion to approve the permit and Commissioner Carlson seconded it. By a roll call vote, Lathrop, Landholm, Borisow, Gifford, Horeis, Sawyer, Washburn, Nielsen and Carlson voted in favor. Motion carried 9-0.

Chairman Borisow read the item: A request by Steve Dodd on behalf of Ron Vlach for a conditional use permit for a storage facility generally located at 1405 W Military. Jennifer Dam, Planning Director presented her staff report. Chairman Borisow opened the public hearing. One person spoke in favor of the permit. Chairman Borisow closed the public hearing. Commissioner Washburn made a motion to approve the permit and Commissioner Nielsen seconded it. By a roll call vote Gifford, Lathrop, Landholm, Borisow, Sawyer, Washburn, Nielsen, Horeis and Carlson all voted in favor. Motion carried 9-0.

Chairman Borisow read the item: A request by Zach Brigman for a conditional use permit to expand a non-standard use to replace an existing garage on property

generally located at 351 W 11th St. Planning Director, Jennifer Dam presented to staff report. Chairman Borisow opened the public hearing. One person spoke in favor of the permit, noting that the structure will be 2' 8" from the back-property line. Chairman Borisow closed the public hearing. Commissioner Nielsen made a motion in favor of the permit and Commissioner Horeis seconded. By a roll call vote, Gifford, Sawyer, Borisow, Landholm, Lathrop, Horeis, Carlson, Nielsen, and Washburn voted in favor. Motion carried 9-0.

Chairman Borisow read the item: A request by the City of Fremont for a revised preliminary plat for Fremont Technology Park, generally located at 29th St and N Lincoln Ave. Planning Director Jennifer Dam presented her staff report and noted she had received a memo from Public Works that should be included in the record. Commissioner Landholm made a motion in favor of receiving the memo and Commissioner Horeis seconded. By a roll call vote Washburn, Landholm, Borisow, Sawyer, Nielsen, Carlson, Lathrop, Horeis, and Gifford all voted in favor. Motion carried 9-0. Chairman Borisow opened the public hearing. Upon having no public comment Chairman Borisow closed the public hearing. Commissioner Landholm made a motion to approved the preliminary plat and Commissioner Carlson seconded. By a roll call vote, Carlson, Nielsen, Lathrop, Landholm, Horeis, Sawyer, Borisow, Washburn and Gifford all voted in favor. Motion carried 9-0.

Chairman Borisow read the item: A request by the City of Fremont for a final plat for Fremont Technology Park 3rd addition, generally located at 29th and N Lincoln Ave. Planning Director Jennifer Dam presented her staff report. Chairman Borisow opened the public hearing. Upon no public comments Chairman Borisow closed the public hearing. Commissioner Washburn made a motion to approve the plat and Commissioner Nielsen seconded. By a roll call vote Gifford, Lathrop, Landholm, Horeis, Carlson, Borisow, Sawyer, Washburn, and Nielsen voted in favor. Motion Carried 9-0.

Chairman Borisow read the item: A request by the City of Fremont for changes to Sections 11-502.04; 11-603.01; and, 11-706.05 of the UDC related to lots for utility purposes. Jennifer Dam, Planning Director presented her staff report. Chairman Borisow opened the public hearing. Upon no public comments Chairman Borisow closed the public hearing. Commissioner Landholm made a motion to approve the changes. Commissioner Nielsen seconded. By a roll call vote Lathrop, Landholm, Horeis, Gifford, Carlson, Borisow, Washburn, Sawyer and Nielsen all voted in favor. Motion carried 9-0.

Commissioner Gifford made a motion to adjourn and Commissioner Nielsen seconded. By a roll call vote Lathrop, Horeis, Gifford, Carlson, Borisow, Washburn, Sawyer, Landholm and Nielsen all voted in favor. Motion carried 9-0 Meeting adjourned at approximately 6:25pm.

APPROVED

Jarod Borisow, Chairman

ATTEST

Jennifer Dam, Director of Planning

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