

Planning Commission Meeting
Monday, March 10, 2025 6:00 PM
City Hall
1029 Court Street
Gibbon, NE 68840

1. Opening Procedures

- 1.1. Call to Order

- 1.2. Announcement of Open Meetings Act

This is an open meeting of the Gibbon Planning Commission. The City of Gibbon abides by the Open Meetings Act in conducting business. A copy of the Open Meetings Act is displayed on the south wall of the Council Chambers as required by state law.

- 1.3. Roll Call

2. Approval of Minutes from Last Meeting

3. Submitted Permit Requests

- 3.1. Permit No. 2025-08 Ledesma--45685 67th Road--Accessory Building

- 3.2. Permit No. 2025-09 Busch--707 Drew Lane--Fence

- 3.3. Permit No. 2025-10 Perez--45645 67th Rd--New residential, deck, sprinklers

4. Other Items

- 4.1. Next Planning Commission Meeting will be held on Monday, April 14, 2025 at 6:00 p.m.

5. Adjourn

GIBBON PLANNING COMMISSION MEETING

MONDAY, February 10, 2025

6:00PM

1) Opening Procedures

a. Call to order. Steven Ackley called the meeting to order at 6:00pm.

b. Announcement of Open Meeting Act

i. This is an open meeting of the Gibbon Planning Commission. The City of Gibbon abides by the Open Meeting Act in conducting business. A copy of the Open Meetings Act is displayed on the wall of the meeting room as required by state law.

c. Roll Call

i. Members Present – Steven Ackley, Brandon Jacques and Brandon Brueggemann

2) Approval of minutes from last meeting.

3) Submitted Permit Requests.

a. Permit 2025-04 Babb – 311 May Avenue – Accessory Building

i. Motion made by Jacques. Seconded by Brueggemann.

b. Permit 2025-05 Gangwish – 6990 Navaho Road – Accessory Building

i. Motion made by Brueggemann. Seconded by Jacques.

c. Permit 2025-06 Burmood – 1003 2nd Street – Patio with covered roof

i. Motion made by Jacques. Seconded by Brueggemann.

d. Permit 2025-07 Lang – 1007 2nd Street – Accessory Building

i. Motion made by Brueggemann. Seconded by Jacques.

4) Other Items

a. The next Planning Commission meeting will be held on Monday, March 10th, 2025 at 6:00pm at City Hall.

5) Adjourn

a. Meeting adjourned at 6:45pm.



FOR OFFICE USE ONLY	
Permit Number: <u>2025-08</u>	Date Paid: <u>2/25/25</u>
Value of Improvement: _____	Fee Paid: Cash \$ <u>25.00</u>
Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Check \$ <u>00</u> # _____
Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1	Initial: <u>[Signature]</u>

**APPLICATION FOR ZONING & BUILDING PERMIT
GIBBON, NEBRASKA**

Fill in the following information as accurately and completely as possible. A complete, and current, copy of the City of Gibbon's Zoning Regulations is available at City Hall. This application is not acceptable unless all required information is furnished. Application must be submitted to City Hall by noon on Friday, prior to scheduled Planning Commission Meeting. Planning Commission is scheduled to meet the second Monday of each month. Please print.

Starting any portion of improvements before permit is approved by designated representative is considered a Violation of the Zoning Ordinance.

Penalty for Violation of Zoning Ordinance: A fine of one hundred dollars (\$100) for any one offense, recoverable with costs, or punishment in the County Jail for a term not to exceed thirty (30) days, shall be administered. Each and every day that such violation continues after notification shall constitute a separate offense.

IMPROVEMENT INFORMATION

Property Owner: Hugo Ledesma Phone Number: 209-484-8915
 Address: 45685 67th Rd Email: Juice2977@Yahoo.Com

Contractor: _____ Phone Number: _____
 Address: _____ Email: _____
 Certificate of Insurance: _____

Construction Site Address: 45685 67th Rd, Gibbon NE 68840
(If no address exists, one must be issued from the City of Gibbon.)

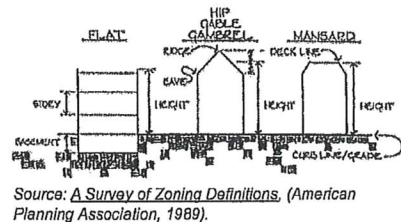
Residential structures located on less than 10 acres in the one-mile radius outside the corporate limits:
 Date this property was platted as a separate parcel: _____
 Name of the lot split or subdivision: Shew's Estates

Type of Improvement:

<input type="checkbox"/> New Residential	<input type="checkbox"/> Structural Change	<input type="checkbox"/> Deck
<input type="checkbox"/> Residential Addition	<input type="checkbox"/> Opening Change	<input type="checkbox"/> Underground Sprinklers
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Accessory Building	

Permits for signage, fences, and industrial uses require a separate application form.

Proposed Structure Use: Shed
 Number of Off-street Parking Spaces Provided (if applicable): _____
 Proposed Structure Type: Shed Free Standing
 Dimensions of Proposed Structure: 14' x 24'
 Building Height: Side Wall 7'
 Footing Depth (42" minimum): _____



Distance completed structure will be from:

Front Property Line: <u>150'</u>	Rear Property Line: <u>116'</u>
Side Property Line: <u>10'</u>	Other Side Property Line: <u>266' 141'</u>

Existing Buildings on Property (5' minimum): _____

Area of the property (square feet): 47,850
 Is this a corner lot? Yes No
 Are there dedicated easements on the property? Yes No

Approximate value of proposed structure: \$12,295
 Approximate Start Dates for Construction: Start _____ Finish: _____

SETBACK INSPECTION

Contact Gibbon City Hall at 308.468.6118 to schedule required setback inspection. Please allow up to two (2) business days for scheduling.

Date of Inspection: _____ Name of Inspector: _____
 Approval Signature: _____

City of Gibbon, Nebraska
 715 Front Street, Gibbon, NE, 68840
 308.468.6118

Turned in by noon March 7th
Planning Commission meeting March 10th

PROPOSED LAYOUT OF IMPROVEMENTS

Include the following requirements in the box below or as an attached drawing. Proposed improvements must conform with the City of Gibbon's Zoning Regulations. This does not need to be drawn to scale.

- Location, ground area, height, and bulk of all present buildings on the lot and all proposed structures or additions, parking areas, and site improvements.
- The actual dimensions and shape of the lot lines.
- Location, dimensions, and type of any dedicated easements.
- The uses to be built upon.
- The building lines in proposed structures or additions.
- Distances between existing buildings measured from the foundation of each building.
- Distances between existing buildings and lot lines measured from the foundation of each building.
- All building permits shall include sidewalk plans prior to approval of building permit. (Ord. 391)
- Any other reasonable and pertinent information as may be required by the Zoning Administrator: _____

APPLICATION VERIFICATION

The above requested information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement, or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of this permit, shall constitute sufficient grounds for the revocation of this permit. This permit is valid for two (2) years from the final approval date. Physical improvements must begin within one (1) year of final permit approval. By this signature, the Zoning Administrator, or designated representative, is authorized to enter upon the property described for the purpose of inspection.

Signature of Applicant: [Signature]
Printed Name: Hugo Ledesma Date: _____

ADDITIONAL REQUIREMENTS FOR SUBMITTAL

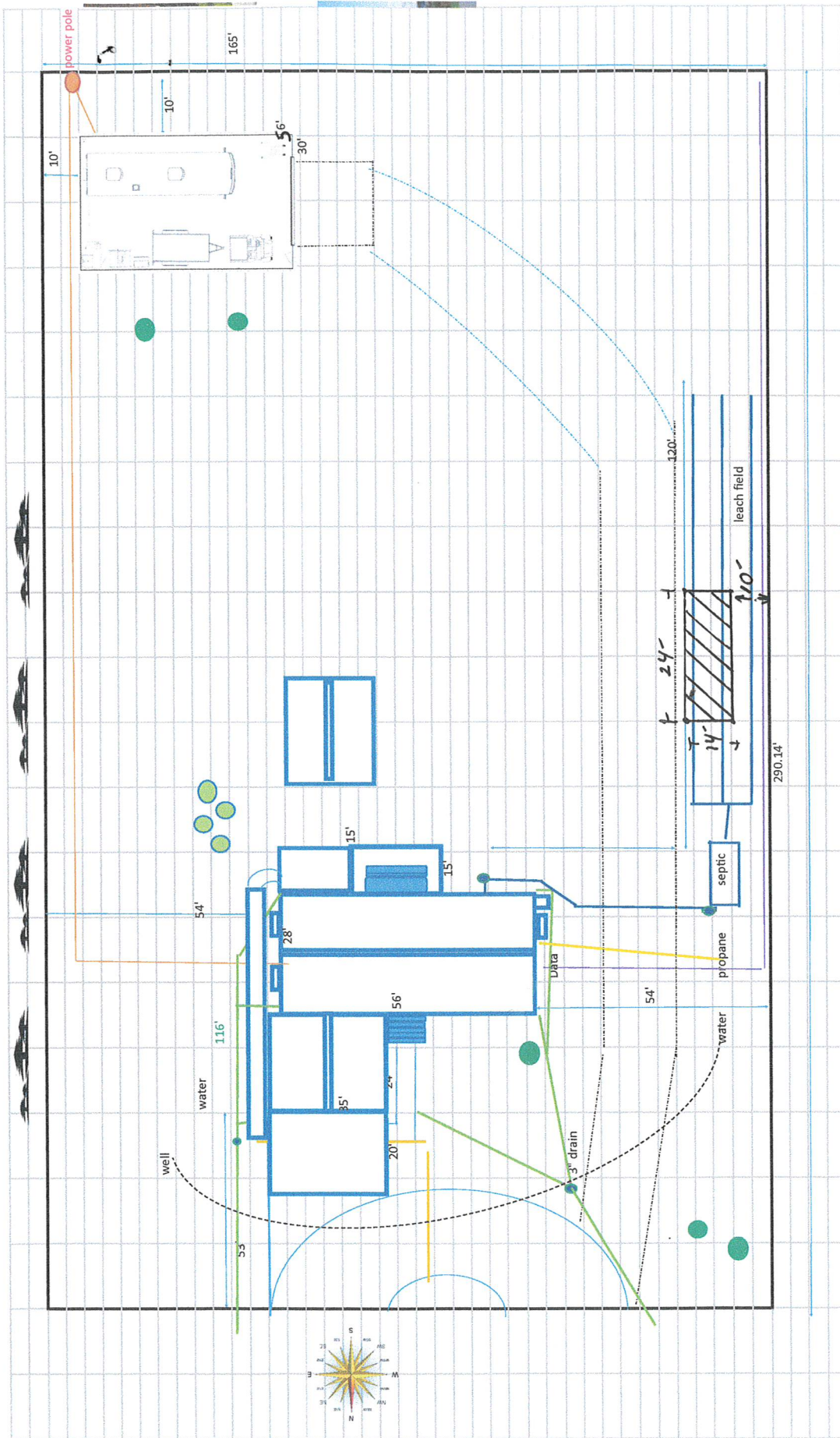
- Call Diggers Hot Line to locate all utilities: *811 or 800-331-5666
- Inspections as Required on Matrix ##
- Attach Floodplain Development Permit (if located within a floodplain)
- Attach Approval by Power District
- Attach Other: _____

FOR OFFICE USE ONLY

Disapproved (Date: _____) Recommendations before approval: _____

Approved (Date: _____) Signature: _____
Title: _____

City of Gibbon, Nebraska
715 Front Street, Gibbon, NE, 68840
308.488.6118



Permit No. 0025-09

Zoning Classification: (Circle One)
AGR, R-1, R-2, R-3, C-1, C-2, I,
F-1, PUD-1

Date Paid: 3-5-25

Fee Paid: \$ 05⁰⁰ Cash Co Card Check # _____

Value Of Project: \$ 7500⁰⁰

APPLICATION FOR A ZONING PERMIT
GIBBON, NEBRASKA

Directions: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner: Christina Busch
Address: 707 Drew Lane
City, State, Zip: Gibbon, Ne 68840
Phone Number: 308-448-7317
Cell Number: _____

Contractor: Schumacher Fencing LLC
Certificate of Insurance: _____
Address: 3107 W Hwy 30
Phone Number: 402-760-0078
Cell Number: _____

Address of Construction Site: 707 Drew Lane
(If none, one must be issued from the City of Gibbon)
 New Residential Residential Addition Accessory Building Fence

Proposed Structure: _____ Dimension of Structure: _____
Distance From Front Property Line: _____ Distance From Rear Property Line: _____
Distance From Side Property Line: _____ Distance From 2nd Side Line: _____
Distance Between Other Buildings (minimum 5'): _____
Height To The Top Of Roof: _____
Footing Depth (42" minimum): _____
Is There A Utility Easement On Either The Back Or Side Property? _____
Approximately When Will Construction Begin? Maxwell April Finish? 1 Day

*Contact: 308.468.6118 or _____ Regarding Set-Back Inspection.
Date of inspection: _____

Signature _____
*** (One mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ and the name of the lot split or Subdivision.

***Ordinance #391 states: All building permits shall include sidewalk plans prior to approval of building permit.
***Resolution #1995-4: No physical work shall be done before building permit is approved, or additional \$75.00 fee will be charged.

Signature of Applicant: Schumacher Fencing, LLC by Linda Schumacher
***This permit expires 1 year after issuance unless work has begun for up to 2 years.

Recommendations needed before approval: _____
Approval of Planning Commission: _____
Signature of Chairman _____

Signature of Co-Chairman _____ Signature of Board Member _____
Final Approval of Application by City Council of the City of Gibbon, Nebraska

Date Application Approved Denied _____ Expiration Date _____

Signed _____ Attest _____
Mayor City Clerk

Building Design

This Building Permit must include the following items:

- 1) All buildings must be drawn on the lot. This includes homes, garages, storage sheds, car ports, etc.
- 2) Once all buildings are drawn, you must show distances between all buildings. (This needs to be shown from the foundation.)
- 3) After showing distances between all existing buildings, draw in distances from the buildings to your lot lines.

4) Use the following for setbacks from your main building/house to your lot lines:

	R-1	R-2	R-3	C-1	C-2	I	AGR
Rear	10 Ft.	10 Ft.	10 Ft.	25 Ft.	0 Ft.	25 Ft.	35 Ft.
Side	7 Ft.	7 Ft.	7 Ft ***	None (*)	None (**)	25 Ft.	20 Ft.
Front	25 Ft.	25 Ft.	***	30 Ft.	None	35 Ft.	35 Ft.
Height	35 Ft.	35 Ft.	35 Ft.	35 Ft.	45 Ft.	50 Ft.	35 Ft.

*** Mobile home 15 Ft front & 17 Ft side. Other 25 Ft front and 35 Ft height in R-3 zone.

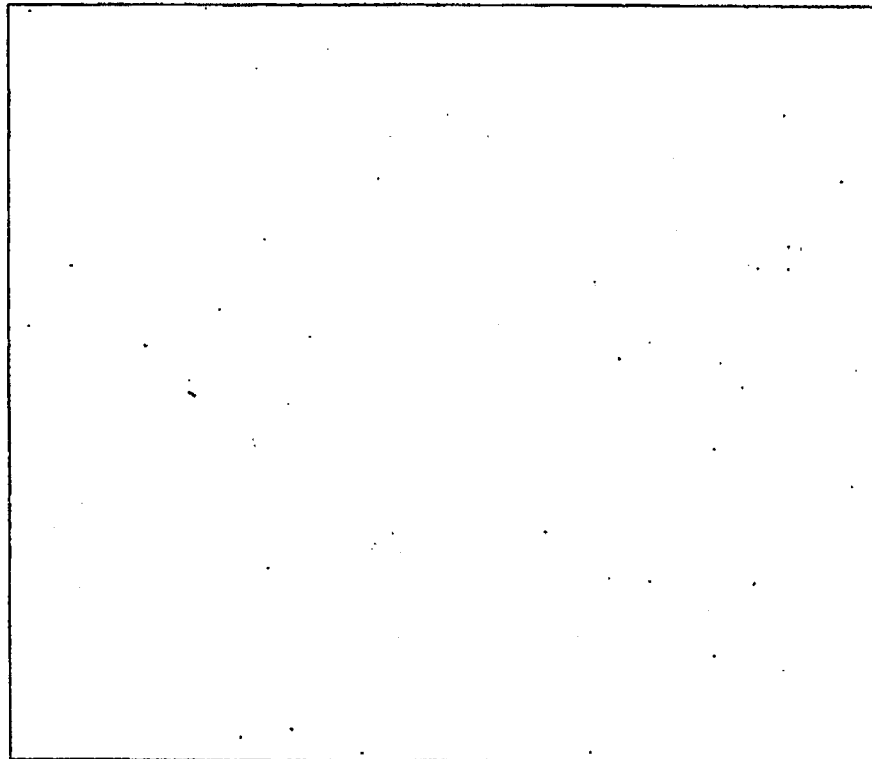
**No Minimum is required except along side of a lot abutting on an A-1, TA-1 or Residential District, a side yard of not less than 15 feet shall be provided.

*No minimum except along side of a lot abutting an A-1, TA-1, or Residential District, a side yard of not less than 25 feet shall be provided.

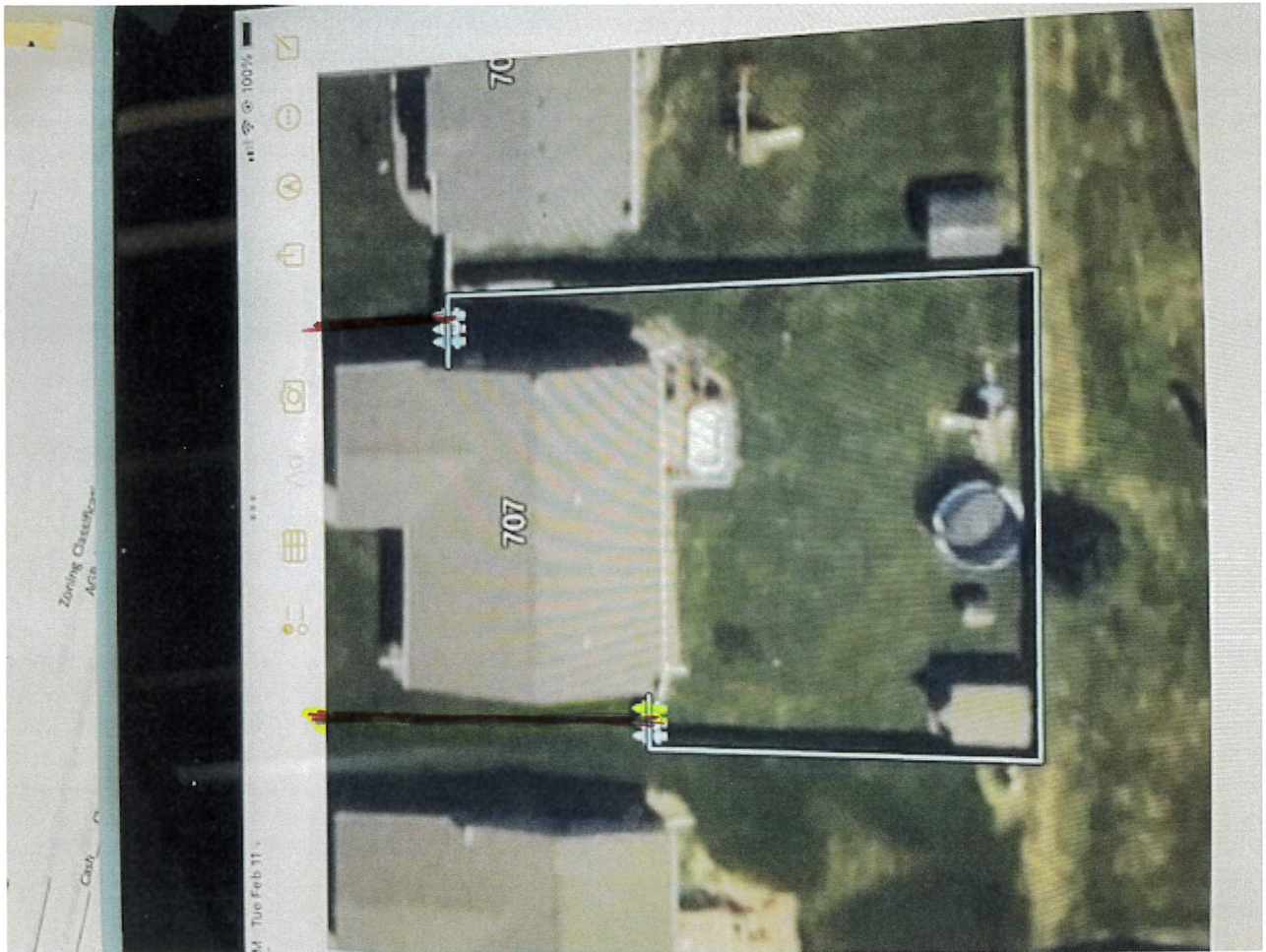
- 5) Accessory buildings. No accessory building shall be erected in any front yard and no detached accessory building shall be erected closer than five (5) feet to the main dwelling. Accessory buildings smaller than 100 square feet may be located in the side and rear yard, but shall not be closer than two (2) feet to the rear lot line and two (2) feet to the side lot line. Buildings larger than 100 square feet must meet five (5) feet on the side and three (3) on the back set back. All garage entrances must have a minimum ten (10) feet long drive when garage opening is perpendicular to the access street or alley. No accessory building or structure shall be erected across public utility easements of record.
- 6) Once all buildings and dimensions are drawn, turn back into City Hall by noon on Friday prior to scheduled Planning Commission meeting. The Planning Commission will review the permit the second Monday of each month. If the permit is not turned in on time, you will have to wait another month.

For complete regulations a copy can be obtained at City Hall for the particular project.

- 7) Use the following diagram below to draw your specifications. This does not have to be drawn to scale.



Is this a corner lot? Yes No (circle one)



Need Set back from Curb/lot line
fence dimensions
Signature + \$25⁰⁰ fee



FOR OFFICE USE ONLY			
Permit Number:	<u>2025-10</u>	Date Paid:	<u>03-10-2025</u>
Value of Improvement:	_____	Fee Paid: Cash \$	<u>CC</u>
Floodplain:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Check \$	_____ # _____
Present Zoning:	AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1		Initial: <u>4</u>

**APPLICATION FOR ZONING & BUILDING PERMIT
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IMPROVEMENT INFORMATION

Property Owner: <u>Veronica and Ramon Perez</u>	Phone Number: <u>402-206-4268</u>
Address: <u>45645 67th Road Gibbon, NE 68840</u>	Email: <u>vjdperaz@gmail.com</u>
Contractor: <u>High Quality Housing (builder), Justin & Randy George (setup/finishing), Ethan May (basement)</u>	Phone Number: <u>308-218-9040</u>
Address: <u>4020 W. Stolley Park Road</u>	Email: <u>308-382-8901</u>
Certificate of Insurance: <u>See attached</u>	

Construction Site Address: 45645 67th Road Gibbon, NE 68840
(if no address exists, one must be issued from the City of Gibbon.)

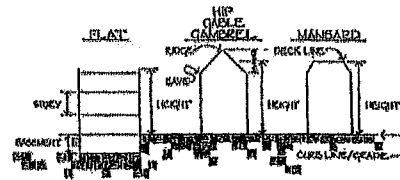
Residential structures located on less than 10 acres in the one-mile radius outside the corporate limits:
Date this property was platted as a separate parcel: 04/20/2021
Name of the lot split or subdivision: Lot 2, Blk 2, 23-9-14, Shlers Estates Fourth, Buffalo Ct

Type of Improvement:

<input checked="" type="checkbox"/> New Residential	<input type="checkbox"/> Structural Change	<input checked="" type="checkbox"/> Deck
<input type="checkbox"/> Residential Addition	<input type="checkbox"/> Opening Change	<input checked="" type="checkbox"/> Underground Sprinklers
<input type="checkbox"/> Demolition	<input type="checkbox"/> Accessory Building	

Permits for signage, fences, and industrial uses require a separate application form.

Proposed Structure Use: Single family home, including garage, porch, driveway
Number of Off-street Parking Spaces Provided (if applicable): _____
Proposed Structure Type: Single family home, including garage, porch, driveway



Source: *A Survey of Zoning Definitions*, (American Planning Association, 1989).

Dimensions of Proposed Structure: 73' x 46' (home 48' x 27')
Building Height: 15'
Footing Depth (42" minimum): 8' 5"

Distance completed structure will be from:
Front Property Line: 50' Rear Property Line: 194'
Side Property Line: 10' Other Side Property Line: 45'
Existing Buildings on Property (5' minimum): _____

Area of the property (square feet): 3,358 (home 1,296)
Is this a corner lot? Yes No
Are there dedicated easements on the property? Yes No

Approximate value of proposed structure: \$270,000
Approximate Start Dates for Construction: Start March 2025 Finish: May 2025

SETBACK INSPECTION

Contact Gibbon City Hall at 308.468.6118 to schedule required setback inspection. Please allow up to two (2) business days for scheduling.
Date of Inspection: _____ Name of Inspector: _____
Approval Signature: _____

City of Gibbon, Nebraska
715 Front Street, Gibbon, NE, 68840
308.468.6118

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APPLICATION VERIFICATION

The above requested information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement, or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of this permit, shall constitute sufficient grounds for the revocation of this permit. This permit is valid for two (2) years from the final approval date. Physical improvements must begin within one (1) year of final permit approval. By this signature, the Zoning Administrator, or designated representative, is authorized to enter upon the property described for the purpose of inspection.

Signature of Applicant: _____
Printed Name: _____ Date: _____

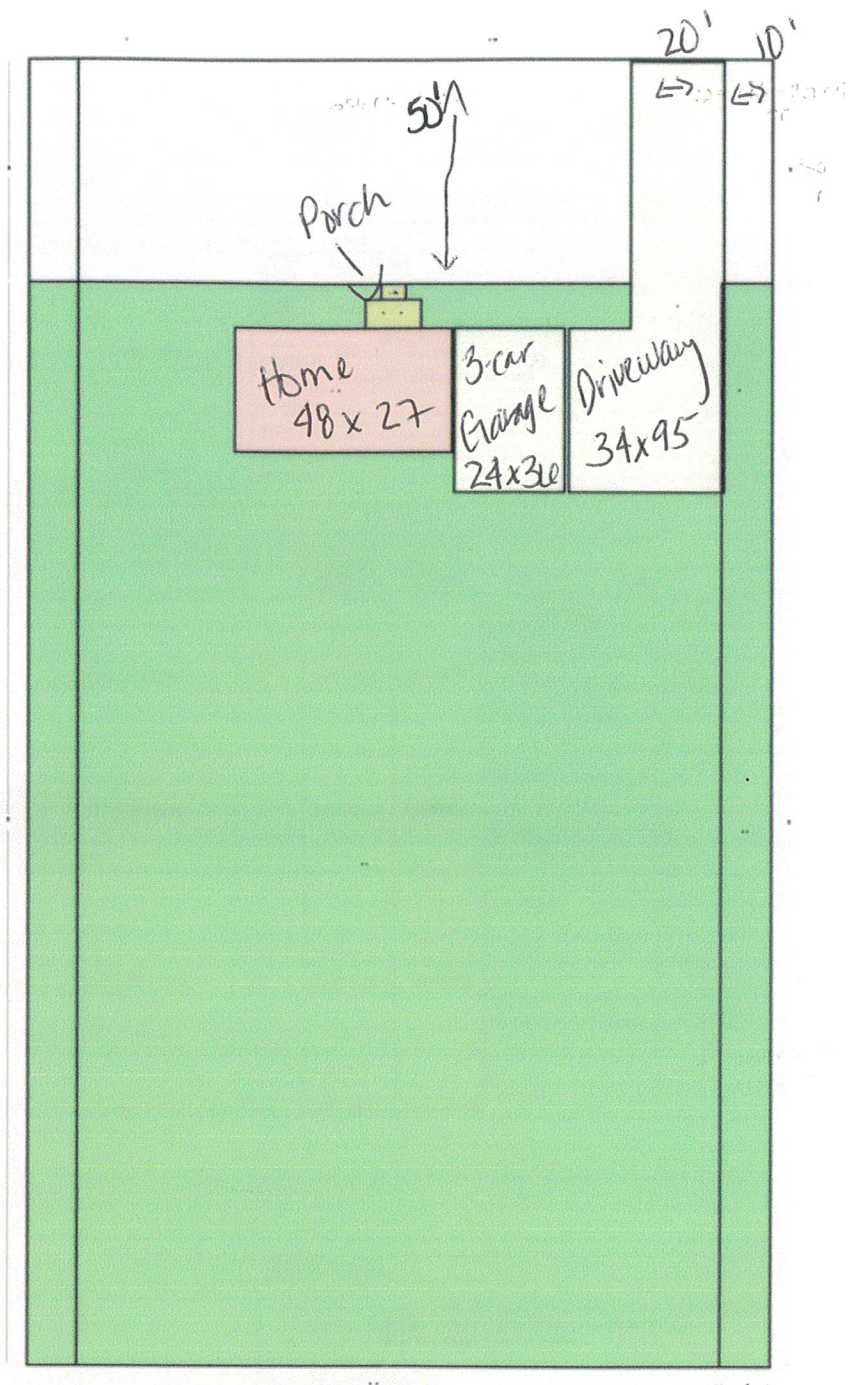
ADDITIONAL REQUIREMENTS FOR SUBMITTAL

- Call Diggers Hot Line to locate all utilities: *611 or 800-331-5666
- Inspections as Required on Matrix ##
- Attach Floodplain Development Permit (if located within a floodplain)
- Attach Approval by Power District
- Attach Other: _____

FOR OFFICE USE ONLY

Disapproved (Date: _____) Recommendations before approval: _____

Approved (Date: _____) Signature: _____
Title: _____



3-10-25
 Approved by
 the articulate control
 committee

[Signature]
 David Jones



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/06/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER KING INSURANCE 11326 Q Street Omaha NE 68137		CONTACT NAME: Barb O'Keefe PHONE (A/C, No, Ext): (402) 597-5224 FAX (A/C, No): (402) 597-1819 E-MAIL ADDRESS: barb@kingins.com	
INSURED High Quality Housing Inc. 4020 W Stolley Road Grand Island NE 68803		INSURER(S) AFFORDING COVERAGE INSURER A: HFC - Hanover Insurance Group NAIC # 22292 INSURER B: Insurance Company of the West 27847 INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES CERTIFICATE NUMBER: CL24102306213 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR VWD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			ZDS930200915	12/01/2024	12/01/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			ADS934523013	12/01/2024	12/01/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Medical payments \$ 5,000
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	WPH508111D 00	12/01/2024	12/01/2025	<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 High Quality Housing, Inc. 4020 W Stolley Park Road Grand Island, NE 68803

CERTIFICATE HOLDER City of Gibbon 1029 Court Street Gibbon NE 68840	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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