

Planning Commission Meeting
Monday, December 8, 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 2025-48 Byrne 103 Center St - Fence

- 3.2. Permit 2025-49 Lee 45675 67th Rd - Accessory Building

4. Other Items

- 4.1. Next Planning Commission Meeting will be held on Monday, January 12, 2026 at 6:00 p.m.

5. Adjourn

Gibbon Planning Commission

Meeting Minutes

November 10, 2025

President Steven Ackley called to order the regular meeting of the Gibbon Planning Commission to order at 6:00 p.m. on November 10, 2025

Members present: Steven Ackley, Brandon Brueggemann, Kyle Swanson, and Dylan Kellner

I. Approval of minutes from last meeting

Steven Ackley read the minutes from the last meeting. Motion to approve the minutes from the last meeting made by Swanson and seconded by Kellner. The minutes were approved as read.

Permit # 2025-45-Gazca-704 Hwy 30-Assessory Building

Motion to approve the permit made Brueggemann and seconded by Kellner

Permit # 2025-46-Diessner-45640 67th Rd-House and Shop

Motion to approve the permit made Swanson and seconded by Kellner

Permit # 2025-47-Hernandez-17 May Ave-Accessory Building

Motion to approve the permit made Brueggemann and seconded by Swanson

Adjournment

Motion made by Brueggemann to adjourn the meeting, seconded by Kellner. Meeting adjourned at 6:32 p.m.



FOR OFFICE USE ONLY	
Permit Number: <u>2025-49</u>	Date Paid: <u>11-24-2025</u>
Value of Improvement: _____	Fee Paid: Cash \$ _____
Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Check \$ <u>25.00</u> # <u>131e7</u>
Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1	Initial: <u>S</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: Trevor Lee
 Address: _____
 Contact Address: _____
 Certificate of Insurance: _____

Phone: _____
 Email: _____

Construction Site Address: 45675 67th Rd. Gibbon, NE 68840
(If no address exists, one must be issued from the City of Gibbon.)

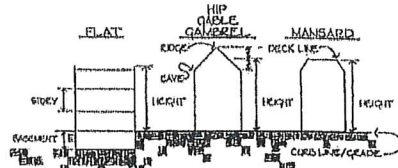
Residential structures located on less than 10 acres in the one-mile radius outside the corporate limits:
 Date this property was platted as a separate parcel: 09/29/20
 Name of the lot split or subdivision: SHIERS ESTATES THIRD BLK 3 LOT 3 23-9-14 PT N1/2 NW1/4

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: Storage
 Number of Off-street Parking Spaces Provided (if applicable): N/A
 Proposed Structure Type: Steel



Dimensions of Proposed Structure: 10'3-1/4"W x 12'1-3/4"D
 Building Height: 6'9-13/32"H
 Footing Depth (42" minimum): N/A

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

Distance completed structure will be from:

Front Property Line: <u>150'</u>	Rear Property Line: <u>150'</u>
Side Property Line: <u>20'</u>	Other Side Property Line: <u>138'</u>
Existing Buildings on Property (5' minimum): <u>60'</u>	

Area of the property (square feet): 48,000 SF
 Is this a corner lot? Yes No
 Are there dedicated easements on the property? Yes No

Approximate value of proposed structure: \$600
 Approximate Start Dates for Construction: Start 12/09/25 Finish: 12/16/25

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

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: _____

See attached

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: Trevor Lee
 Printed Name: Trevor Lee Date: 11/24/25

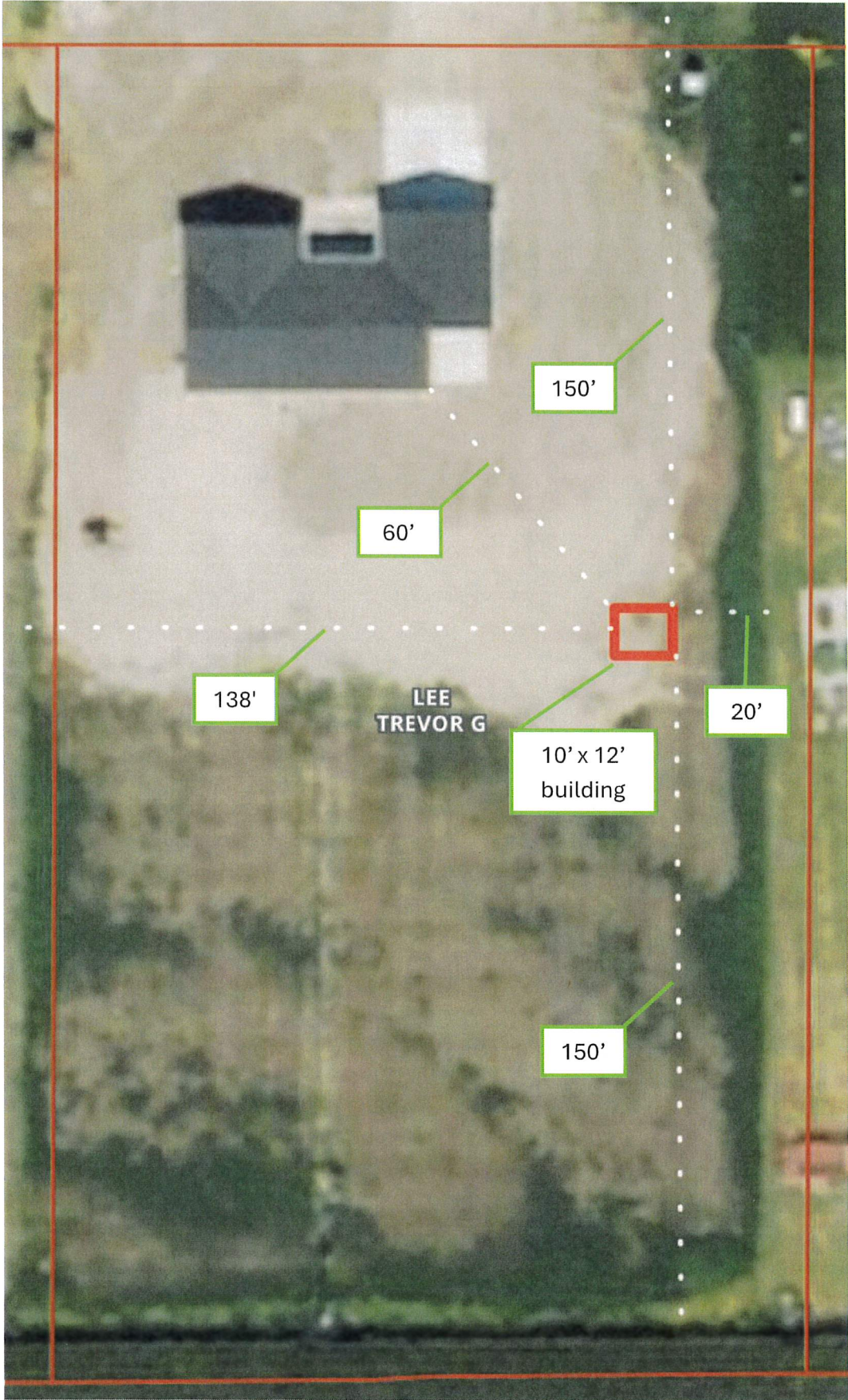
ADDITIONAL REQUIREMENTS FOR SUBMITTAL

- 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: _____



150'

60'

138'

LEE
TREVOR G

20'

10' x 12'
building

150'



FOR OFFICE USE ONLY	
Permit Number: <u>2025-49</u>	Date Paid: <u>11-24-2025</u>
Value of Improvement: _____	Fee Paid: Cash \$ _____
Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Check \$ <u>25.00</u> # <u>1307</u>
Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1	Initial: <u>S</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: Trevor Lee

Address: _____

Contact Address: _____

Certificate of Insurance: _____

Phone: _____

Email: _____

Construction Site Address: 45675 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: 09/29/20
Name of the lot split or subdivision: SHIERS ESTATES THIRD BLK 3 LOT 3 23-9-14 PT N1/2 NW1/4

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: Storage

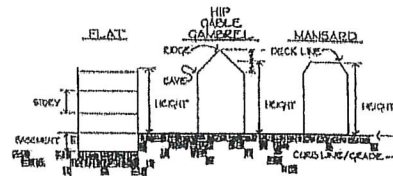
Number of Off-street Parking Spaces Provided (if applicable): N/A

Proposed Structure Type: Steel

Dimensions of Proposed Structure: 10'3-1/4"W x 12'1-3/4"D

Building Height: 6'9-13/32"H

Footing Depth (42" minimum): N/A



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

Distance completed structure will be from:

Front Property Line: <u>150'</u>	Rear Property Line: <u>150'</u>
Side Property Line: <u>20'</u>	Other Side Property Line: <u>138'</u>
Existing Buildings on Property (5' minimum): <u>60'</u>	

Area of the property (square feet): 48,000 SF

Is this a corner lot? Yes No

Are there dedicated easements on the property? Yes No

Approximate value of proposed structure: \$600

Approximate Start Dates for Construction: Start 12/09/25 Finish: 12/16/25

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

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: _____

See attached

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: Trevor Lee
 Printed Name: Trevor Lee Date: 11/24/25

ADDITIONAL REQUIREMENTS FOR SUBMITTAL

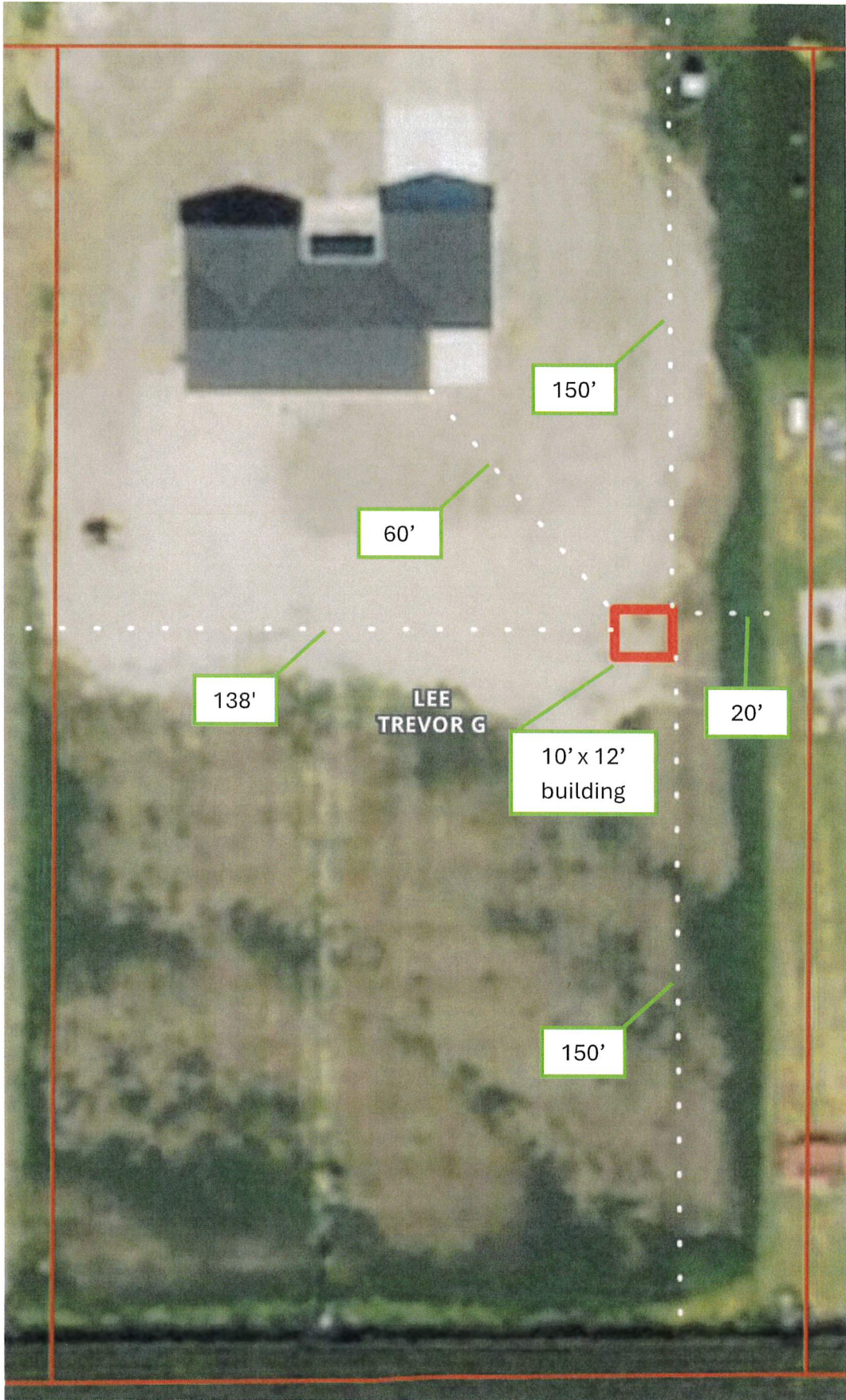
- Call Diggers Hot Line to locate all utilities: *811 or 800-331-5666
- Inspections as Required on Matrix ##
- Attach Floodplain Development Permit (if located within a floodplain)
- Attach Approval by Power District
- Attach Other: _____

FOR OFFICE USE ONLY

Disapproved (Date: _____) Recommendations before approval: _____

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

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



150'

60'

138'

LEE
TREVOR G

10' x 12'
building

20'

150'