

City of Franklin
City of Franklin Zoning/Planning Board
March 28, 2022 5:30 PM City Hall

A Copy of the "Open Meetings Act" is posted in the Council Room
This Agenda can be changed up to 24 hours prior to meeting time per open meeting law.

The Board may enter into closed session to discuss any matter on this agenda when it is determined by the council that it is clearly necessary for protection of the public interest or the prevention of needless injury to the reputation of an individual and if such an individual has not requested a public meeting, or as otherwise allowed by law. A closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, the presiding officer immediately prior to the closed session shall restate on the record the limitation of the subject matter of the closed session.

It is the intention of the Board to take up the items on the agenda in sequential order. However, the Board reserve the right to take up matters in a different order to accommodate the schedules of the board members, persons having items on the agenda, and the public.

1. Call Meeting to Order Roll Call
2. Verification of Open Meetings Notice
3. **Discussion and Action Items**
 - 3.a. Discussion and action on minutes from previous meetings
 - 3.b. Open the public hearing to consider amending the zoning zone at 1705 Q Street, legal description – P.T. N1/2 NW1/4 non-descript Franklin, Marion 31-2-14 owned by Lawrence Stover, Jr from R-2 (Medium/High Density Residential) to C-2 General Commercial.
 - 3.c. Close the hearing at _____
 - 3.d. Action on approving request to amend the zoning zone at 1705 Q Street, legal description – P.T. N1/2 NW1/4 non-descript Franklin, Marion 31-2-14 owned by Lawrence Stover, Jr from R-2 (Medium/High Density Residential) to C-2 General Commercial per City Council approval.
4. Adjourn

Franklin, Nebraska
April 5, 2021

A meeting of the Planning Commission Board of the City of Franklin, Nebraska was held at City Hall in said City on April 5, 2021, at 5:30 PM

Upon roll call, the following Council members were in attendance: Dave Duncan, Vernon Duncan, Jerrell Gerdes, Kim Naden, **Absent:** Dave Platt..

Chairman Jerrell Gerdes gave notice that a copy of the Open Meetings Act was properly posted in the Council Chambers.

Notice of this meeting was simultaneously given to the all members and a copy of their acknowledgement of receipt of the notice and agenda was communicated in the advance notice as in the notice to the Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Motion made by Dave Duncan, seconded by Kim Naden to approve recommending the closure of P Street from 18th Ave to 19th Ave, Franklin Nebraska. Motion Passed.

Duncan: Yea, Duncan: Yea, Gerdes: Yea, Naden: Yea, Platt: Absent
Yea: 4, Nay: 0, Absent: 1

Adjourned meeting at 5:42 pm

Submitted by:
Raquel Felzien
Secretary

Franklin, Nebraska
May 10, 2021

A meeting of the Planning Board of the City of Franklin, Nebraska was held at City Hall in said City on May 10, 2021, at 5:30 PM

Upon roll call, the following board members were in attendance: Dave Duncan, Vernon Duncan, Jerrell Gerdes, Kim Naden, Dave Platt.

Chairman Gerdes gave notice that a copy of the Open Meetings Act was properly posted in the Council Chambers.

Notice of this meeting was simultaneously given to the all members of the board and a copy of their acknowledgement of receipt of the notice and agenda was communicated in the advance notice as in the notice to the board of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Open the public hearing at 5:31 pm to discuss the General Redevelopment Plan.

Closed the public hearing at 5:45 pm.

Motion made by Vernon Duncan, seconded by Kim Naden to approve Resolution 2021-02 General Redevelopment Plan. Motion Passed.

Duncan: Yea, Duncan: Yea, Gerdes: Yea, Naden: Yea, Platt: Yea
Yea: 5, Nay: 0

Meeting was adjourned at 5:46 pm.

Submitted by:

Raquel Felzien
Secretary

Franklin, Nebraska
October 4, 2021

A meeting of the Planning Board of the City of Franklin, Nebraska was held at City Hall in said City on October 4, 2021, at 5:30 PM

Upon roll call, the following Council members were in attendance: Dave Duncan, Jerrell Gerdes, Kim Naden, Dave Platt.

Chairman Jerrell Gerdes gave notice that a copy of the Open Meetings Act was properly posted in the Council Chambers.

Notice of this meeting was simultaneously given to the all members of the board and a copy of their acknowledgement of receipt of the notice and agenda was communicated in the advance notice as in the notice to the board of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Discussion on request from Cassie Grube Schmidt to amend zoning at 1304 Q Street behind her house from R-2 Medium High Density residential to C-2 General Commercial. Chairman Jerrell Gerdes wanted to state conflict of interest for him with the Daycare and Kim Naden owning the property next to the said property. After discussion the board asked Wes Grube to double check the legal description of the said property and also get a purchase agreement, and bring it back to the board in the spring.

Discussion on one mile jurisdiction around the City of Franklin. The City Clerk will email Mike Ingram a copy of the new map along with the resolution passing the new one-mile jurisdiction around the City of Franklin.

Discussion on new board member, the City Council will approve at their December 14 2021 meeting for 2022.

Adjourned meeting at 6:34 pm

Respectfully submitted,
Raquel Felzien
Secretary



NOTICE OF REQUEST TO AMEND ZONING

The undersigned hereby requests that the City Zoning/Planning Commission change the zoning classification for property located at: 1705 Q Street (physical address)

Legal Description:

P.T. N1/2NW1/4 Nondescript
Franklin Marion 31-2-14

From R-2 to C-2 zone.

The reason for the requested change is: To build mini self-storage facility. Proposing 2-3 buildings that are 20'x100' each. The buildings would be at south end of the lot which would be app. 70' away from Q Street. The taxes on this bare lot now are \$136.00 a year. With building the appraisal would possibly

Signature of applicant: be near \$ 100,000.00 plus

Stove's Storage by Lawrence Stove Jr
llc

Appeal Fee Paid in Amount of \$20.00

Public Hearing date advertised: 3/16/2022 & 3/23/2022

Public Hearing date scheduled: 3/28/2022

9.10.02 Structural Requirements:

The physical structure and connections to existing structures shall conform to the applicable state building codes.

9.10.03 Plot Plan:

The application for a permit shall be accompanied by a plot plan drawn to scale showing property lines, existing structures on the lot, proposed solar panel location with respect to property lines, and dimensions of the proposed solar panel.

9.10.04 Preexisting Solar Panels:

Notwithstanding noncompliance with the requirements of this section, a solar panel erected prior to the adoption of these Regulations, pursuant to a valid building permit issued by the City, may continue to be utilized so long as it is maintained in operational condition.

Section 9.11 Self-Storage Units (Mini-Warehouses)

1. Minimum lot size of the Self-Storage facility shall be 5,000 square feet.
 2. Activities within the facility shall be limited to the rental of storage cubicles and the administration and maintenance of the facility.
 3. All driveways, parking, loading and vehicle circulation areas shall be surfaced with concrete, asphalt, asphaltic concrete, crushed rock or other approved rock other than gravel. All driveways within the facility shall provide a hard surface with a minimum width of 25 feet.
 4. All storage must be within enclosed buildings and shall not include the storage of hazardous materials.
 5. No storage may open into the front yards.
 6. The total area covered by buildings shall not exceed 50 percent of the site.
 7. The storage of hazardous, toxic, or explosive substances, including, but not limited to, hazardous waste, industrial solid waste, medical waste, municipal solid waste, septage, or used oil.
 8. Facilities must maintain landscape buffer yards of 50 feet adjacent to any public Right-of-Way and 20 feet adjacent to other property lines, unless greater setbacks are required, a total of 35 percent of all yards shall be landscaped.
 9. Site development shall include provisions for stormwater management in accordance with the Regulations of the City of Franklin
 10. Height limitations shall require a maximum height of 20 feet for any structure in the facility.
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Section 9.12 Bed and Breakfasts

9.12.01 Bed and Breakfasts shall meet the following requirements:

1. Maintain a residential exterior appearance
 2. Rooms may not be rented for more than seven consecutive days and no more than 14 days per person in any 30-day period.
 3. Breakfast must be served on premises and included within the room charge for guest of the facility and shall be the only meal provided.
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Section 9.13 Salvage Services

1. Screening:
 - A. The perimeter of each new facility shall be fully enclosed by opaque, freestanding fencing or screen walls. Minimum height of this enclosure shall be eight feet. Any such enclosure shall be constructed behind required landscaped buffer yards.
 - B. Each existing salvage services facility shall be screened from public right-of-way as provided above within one year of the effective date of this Ordinance.
 2. Storage of materials within any salvage services facility may not be higher than the height of the surrounding screen fence or wall.
 3. No Salvage Services use may be established within 500 feet of the nearest property line of a residential use or of any pre-established civic use, or within 1,000 feet of the nearest property line of an R-1, R-2, or R-M District.
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