

City of Franklin
City of Franklin Zoning/Planning Board
June 2, 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. Discussion and action on Jeff Higel request for the height of building for storage C-2 General Commercial area to be higher.
 - 3.c. **Open public hearing** to consider an application to change zoning from R-2 Medium/High Density Residential to C-2 General Commercial north of the residence at 1304 Q Street, Franklin, Nebraska.

The east 140 feet of lot 16, in block 2; Buck and Greenwoods addition, to the town, now City of Franklin, Franklin County, Nebraska.
The west 100 feet 6 inches of lots 13, 14, 15 and all of lot 16, ALL in block 2, buck and greenwood's addition to the town, now the City of Franklin, Franklin County, Nebraska, together with one-half (1/2) of the vacated alley adjoining said lots on the west side thereof.
 - 3.d. Close public hearing at 5:54 PM
 - 3.e. Discussion and action on changing the zoning from R-2 Medium/High Density residential to C-2 General Commercial north of residence at 1304 Q Street owned by Finishline Construction, L.L.P.
4. Adjourn

Franklin, Nebraska
March 28, 2022

A meeting of the Planning Commission Board of the City of Franklin, Nebraska was held at City Hall in said City on March 28, 2022, at 5:30 PM

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

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.

Motion made by Dave Duncan, seconded by Kim Naden to approve minutes from previous meetings. Motion Passed.

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

Chairman Gerdes announced that they open the public hearing was in session at 5:32 PM to discuss and consider amending the zoning zone at 1705 Q Street, at legal description of P.T. N ½ 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.

Chairman Gerdes announced the closing of the public hearing at 5:46 PM

Motion made by Dave Duncan, seconded by Kim Naden to 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. Motion Passed.

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

Gerdes announced the meeting was adjourned at 5:52 PM

Respectfully submitted,
Raquel Felzien
Secretary



Request for Future Agenda Item

NOTE: If you have a specific topic that you would like to bring before the City Council to discuss at a future meeting, please list your name, address, phone number and the specific topic you would like to discuss. You must also provide at least 2-3 solutions to your topic for the City Council to consider. The item(s) will be reviewed and possibly scheduled for a future meeting, or forwarded to City of Franklin staff for appropriate action. The deadline for Agenda Item Requests is at 12pm the Thursday before the next City Council meeting. **With the exception of items of an emergency nature, the agenda shall NOT be altered later than (a) 24 hours before the next scheduled City Council meeting, or (b) 48 hours before the next scheduled City Council meeting for requests submitted from individuals residing outside the corporate limits of the municipality.**

REQUESTOR INFORMATION

Full Name: Jeff Higel Phone: 402-469-2971

Address: 409 N. Clark Street, Kenesaw, Ne. 68956

Date of Request: 5-10-22, (For Future development)

Description: Outdoor, uncovered camper, boat and trailer storage on commercial property

Solutions (need to offer 2-3): vehicles must be licensed + insured and in working order.

OFFICE USE ONLY

| Request Forwarded to Mayor/Council // | Request Received/Reviewed by City Staff

Initials: _____ Date Completed: _____ // Initials: _____ Date Completed: _____



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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planning/zoning

Keith Marvin <kmarvin@marvinplanning.com>
To: Raquel Felzien <rfelzien@cityoffranklin.net>

Mon, May 16, 2022 at 9:52 AM

Raquel

Here are the steps:

1. Decide how tall they want it changed to be
2. Set a Planning Commission Public Hearing date
3. Advertise public hearing a minimum of 10 days prior to the Hearing
4. Planning commission holds public hearing
5. Make recommendation to City Council
6. City Council holds public hearing to amend the Ordinance (see advertising requirements above)

Hope this helps.

Keith



Keith A Marvin AICP

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C: 402.606.6405

E: kmarvin@marvinplanning.com

[Quoted text hidden]



Application for Request to Amend Zoning

The undersigned hereby requests that the City of Franklin Planning and Zoning Commission change the zoning classification for the property located at:

North of residence at 1304 Q Street, Franklin Nebraska

Provide full legal address of property ^

With the following legal description: The east 140 feet of lot 16, in block 2; Buck and Greenwood's addition, to the town, now City of Franklin, Franklin County, Nebraska. The west 100 feet 6 inches of lots 13, 14, 15 and all of lot 16, ALL in block 2, buck and greenwood's addition to the town, now City of Franklin, Franklin County, Nebraska together with one-half (1/2) of the vacated alley adjoining said lots on the west side thereof

From R-2 Medium/High Density residential zone to C-2 General Commercial zone.

Reason for requested change: need space and garage for
business. Finishline construction, also for
boat and storage units.

Wes Grube Wes Grube (DBA)
Applicant Full Name (printed) Applicant Signature & Date
Finishline Const.

OFFICE USE ONLY

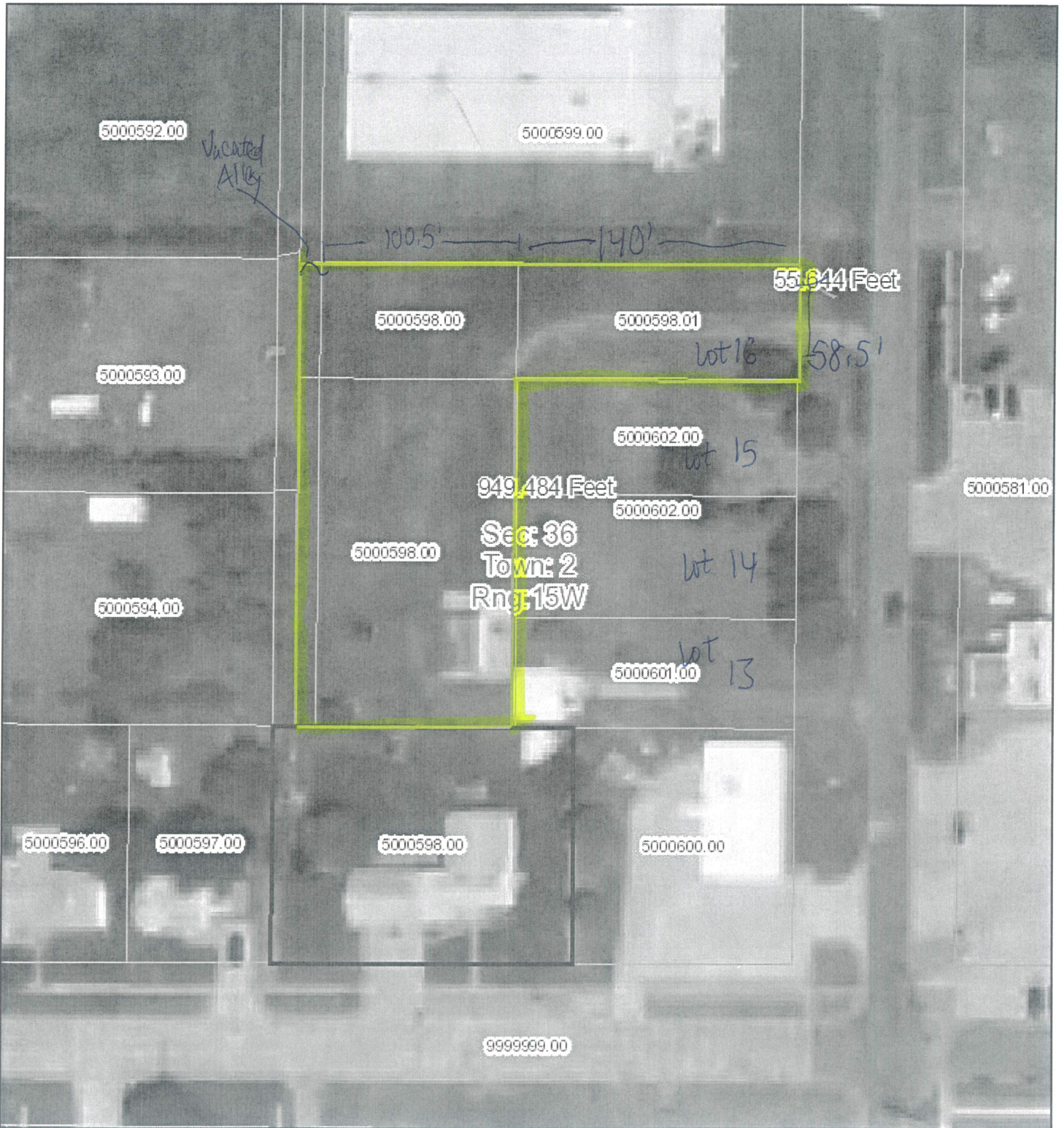
Appeal Fee Paid?: YES | NO Amount Paid: \$20.00

Public Hearing | Date Advertised in legal paper :5/18/22 & 5/25/22 Date Scheduled: June 2, 2022 at 5:30 pm

Notice Posted at: City Hall, South Central State Bank, Cornerstone Bank

Reynold Selzer 5/16/2022
City Official Signature Date





April 26, 2022

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:1,088

- Parcels
- Sections



Zone to Commercial
Boat Storage/Business

308-991-7025