

City of Franklin
City of Franklin Zoning/Planning Board
December 5, 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 request for amending zoning at 1412 Highway 136 Franklin, Nebraska Joe Schnuerle from R-1 low density residential to C-2 General Commercial.
 - 3.c. Discussion and action terms of board members and new board members
 1. Jerrell Gerdes term expiring December 2022
 2. Dave Duncan term expiring December 2022
 - 3.d. Discussion on storage building right of way 20 feet adjacent to other property lines
4. Adjourn

Franklin, Nebraska
June 2, 2022

A meeting of the Planning Board of the City of Franklin, Nebraska was held at City Hall in said City on June 2, 2022, at 5:30 PM

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

Motion made by Dave Duncan, seconded by Steve Schmidt to approve minutes from previous meetings. Motion Passed.

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

Motion made by Dave Duncan, seconded by Kim Naden to recommend to the City Council to change the height of building for self-storage to 20-foot side wall. Motion Passed.

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

Motion made by Dave Duncan, seconded by Steve Schmidt to recommend to City Council to approve Finishline Construction to change zoning from R-2 Medium/High Density residential to C-2 General Commercial north of residence at 1304 Q Street owned by Finishline Construction with a 2 a year conditional permit for uncovered parking. Motion Passed.

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

Motion by Kim Naden, seconded by Steve Schmidt to adjourn the meeting at 6:02 PM.

Respectfully submitted by:

Raquel Felzien

Secretary of Board



CITY OF FRANKLIN

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:

1412 Hwy 136, Franklin NE 68939

Provide full legal address of property ^

With the following legal description:

Section 32 township 2 Range 14
North West 1/4 of Section 32 township 2 Range 14

From R-1 Low Density residential zone to C-2 General Commercial zone.

Reason for requested change: Like to Build a Commercial Office

Joseph D Schuerle [Signature]
Applicant Full Name (printed) Applicant Signature & Date

OFFICE USE ONLY

Appeal Fee Paid?: YES | NO Amount Paid: \$20.00 - 11/18/2022

Public Hearing | Date Advertised in legal paper 11/23/22 Date Scheduled: 12/15/2022

Notice Posted at: City Hall, South Central State Bank, Cornerstone Bank - 11/23/2022
[Signature] 11/2/22
City Official Signature Date



PLANNING/ZONING BOARD		
3 YEAR TERMS	APPOINTED	EXPIRES
JERRELL GERDES (2019)	2019	2022
DAVE DUNCAN (2019)	2019	2022
DAVID PLATT (2019)	2021	2024
KIM NADEN (2020)	2020	2023
STEVE SCHMIDT (2021)	2021	2024
CITY CLERK/SECRETARY		

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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