

City of Franklin
City of Franklin Zoning/Planning Board
February 6, 2023 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 appointing a board chair
 - 3.c. Discussion and action appoint a secretary for the board to record minutes of meetings
 - 3.d. Discussion and action Finishline Construction conditional use permit request
 - Request for the location of property distance from other neighbors. Asking for five (5) feet distance other than twenty (20) feet per storage building code.
 - 3.e. Discussion on recommending completion date for building permits
4. Adjourn



CITY OF FRANKLIN

CITY OF FRANKLIN, NEBRASKA | 619 15TH AVENUE, FRANKLIN, NE 68939 | INFO@CITYOFFRANKLIN.NET | WWW.FRANKLINNEBRASKA.COM

CONDITIONAL USE PERMIT REQUEST

DATE: 12-20-22

APPLICATION FEE \$25.00

APPLICATION# _____

APPLICANT NAME: ^{DBA} Finelino Construction Wm Grube

ADDRESS: _____

CITY/STATE/ZIP: Franklin Ne 68939

PHONE: 308-991-7025

EMAIL: _____

CONDITIONAL USE REQUEST:

The location of property and distance from
other neighbors. Asking for 5 ft distance
other than 20 ft. building code.

DBA Finelino Const.

Wm Grube

Applicants signature

pd Rec 25th / # 7526

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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