

City of Franklin
City of Franklin Zoning/Planning Board
May 2, 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 agenda request from Finishline Construction wanting to build a storage building five feet adjacent from the property line instead of the required twenty feet from the property line.
 - 3.c. Discussion and action conditional use permit from CJ Storage located on highway 136 to have outside storage of RV's, boats, and trailers temporarily until more units are built.
 - 3.d. Discussion on 1358 Highway 136 zoning
4. Adjourn

Franklin, Nebraska
February 6, 2023

A meeting of the Planning Board of the City of Franklin, Nebraska was held at City Hall in said City on February 6, 2023, at 5:30 PM

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

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 members 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, Schmidt: Yea, Stephens: Yea
Yea: 5, Nay: 0

Motion made by Dave Duncan, seconded by Kim Naden to appoint Jerrell Gerdes for board chair. Motion Passed.

Duncan: Yea, Gerdes: Abstain (Without Conflict), Naden: Yea, Schmidt: Yea, Stephens: Yea
Yea: 4, Nay: 0, Abstain (Without Conflict): 1

Motion made by Steve Schmidt, seconded by Kim Naden to approve appointing Raquel Felzien as the board secretary to record meetings minutes. Motion Passed.

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

Motion made by Mike Stephens, seconded by Kim Naden to table action on conditional permit for Finishline Construction to check 10 feet easement. Motion Tabled.

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

Motion made by Dave Duncan, seconded by Kim Naden to recommend to council to modify the ordinance for permits to be completed two years of submissions of permit and oppose penalties for failure to complete. Motion Passed.

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

Adjourn at 6:29 PM

Respectably submitted:

Raquel Felzien, Board Secretary



CITY OF FRANKLIN

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: Andy Gimbe Phone: 308-470-0998

Address: 1304 Q st.

Date of Request: 4/18/2023

Description: Property Line Building permit

Solutions (need to offer 2-3): Change Building
Distance from Property Line

OFFICE USE ONLY

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

Initials: _____ Date Completed: _____ // Initials: RAF Date Completed: 4/18/23



+1 (308) 425-6295



info@cityoffranklin.net



www.franklinnebraska.com



619 15th Ave., Franklin, NE 68939





CITY OF FRANKLIN

Application for Building Permit

Date of Application: 10-28-22 Phone Number: 308-470-0998

Homeowner Name: FinishLine Email: _____

Legal Description of Property and residence address:

Cassies Backyard
EAST 140 FEET OF LOT 16 in Block 2 Buck + Green-wood's Addition to the new City of Franklin NE, Franklin

Name of Contractor (business or individual): FinishLine Construction

PERMIT TYPE & FEE CALCULATION

NOTE: The cost (fee) for each permit is listed next to the permit type. Check all that apply.

- | New Structure Permit (\$25.00)
- | Addition to Existing Structure Permit (\$25.00)
- | Remodeling of Existing Structure Permit (\$25.00)
- | Demolition of a Structure Permit (\$25.00)
- | Moving a Structure Permit (\$25.00)
- | Fence Building Permit (\$25.00)
- | Water System Connection Permit (\$10.00)

Note on Bear Property line setback to be set at 20' not 5'

Total Application Fee: \$ 25⁰⁰

Describe Work to be Completed: Pour concrete pad. Metal structure, for boat storage, entry to the south.

Wood/Metal/Other structure type and purpose of permit: metal structure - concrete pad.

32 Ft x 100 Ft Boat storage.

Continued on Next Page →



+1 (308) 425-6295



info@cityoffranklin.net



www.franklinnebraska.com



619 15th Ave., Franklin, NE 68939

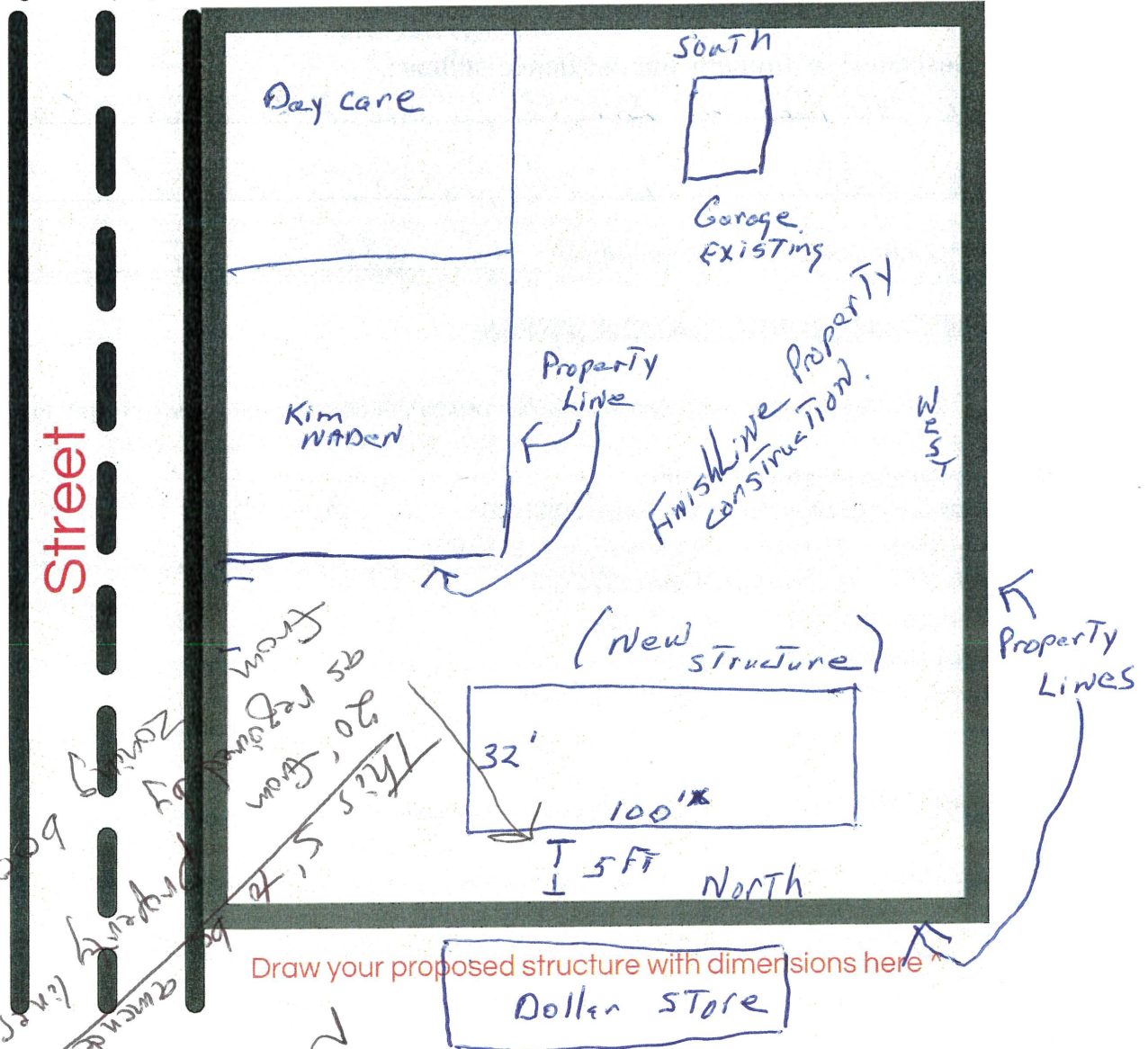




Application for Building Permit

Draw an outline of the structure here (required):

***Show all dimensions of the lot, building, front yard, side yards, rear yard, garages and other buildings. The proposed structure must be at least five (5) feet inside your property lines.



Continued on Next Page →





Application for Building Permit

I, the undersigned, hereby certify that the above statements are true and correct to the best of my knowledge. I also certify that, if a permit is issued, all work will be completed in accordance with the ordinances of the City of Franklin, Nebraska.

(DBA FinishLine)

Applicant Signature: *Ken Dwyer* Date: 10-28-22

OFFICE USE ONLY

Permit# 2022-17

- APPROVED
- DECLINED

Date Approved/Declined: 11/08/22

Date of Permit Expiry: 11/08/23

If declined, reason for declination: _____

[Signature]
Zoning Enforcement Officer Signature

[Signature]
City Clerk Signature

pd By ✓ 11/6/20 - 750.00 (2) PERMITS





CITY OF FRANKLIN

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

CONDITIONAL USE PERMIT REQUEST

DATE: 4/12/23

APPLICATION FEE \$25.00

APPLICATION# _____

APPLICANT NAME: Christine Ridder PHONE: 308-991-3267

ADDRESS: 2415 Lincoln St EMAIL: christine.m.j@live.com

CITY/STATE/ZIP: Holdrege NE 68949

CONDITIONAL USE REQUEST:

Outdoor storage for RV's, boats, trailers
temporarily until more units are built.
on Hwy 136, CJ Storage.

Christine Ridder

Applicants signature

Legal: Pt lot 1; lot 2; Block 2; Academy Addition, Franklin, Bloomington.
(5000 535)

DDV #25 4/18/23-RAE

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.
-

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.
-

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.
-