



**City of Franklin  
City of Franklin Zoning/Planning Board  
December 21, 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 on 4.08.06 detached accessory buildings or structures shall be located no closer to any other accessory or principal building than 10 feet.
4. Adjourn

Franklin, Nebraska  
May 2, 2023

A meeting of the Zoning Board of the City of Franklin, Nebraska was held at City Hall in said City on May 2, 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 of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Motion made by Kim Naden, seconded by Steve Schmidt 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 Mike Stephens, seconded by Kim Naden to recommend to city council to approve the conditional use permit by Finishline Construction per section 9.11 number. eight (8) changing to five (5) feet adjacent to public right-of-way to other property lines, instead of the required 20 feet as per regulations for storage units. 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 recommend to the city council to approve the conditional use permit for temporary outside storage of RV's, boats, trailers for one year (ending May 2024) for CJ Storage located on north highway 136 until more units are built. Motion Passed.

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

Motion made by Steve Schmidt, seconded by Mike Stephens to approve having secretary of the board to check with Marvin Planning about 1358 Hwy 136 property zoning changes. Motion Passed.

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

Adjourn meeting at 6:26 PM

Submitted by:  
Raquel Felzien, Board Secretary

**Section 4.08 Accessory Building and Uses**

- 4.08.01 In no event shall an accessory building be used as a dwelling unless otherwise allowed.
- 4.08.02 In no event shall a portable storage container be used as permanent storage/accessory building within any residential district.
- 4.08.03 No accessory building or structure shall exceed the maximum permitted height allowed in the individual district, unless otherwise provided.
- 4.08.04 No accessory building shall be constructed in the required front yard.
- 4.08.05 No accessory building shall be erected in or encroach upon the required front yard on a corner lot or the front yard of a double frontage lot.
- a. Where the lot size is ½ acre or more, the accessory building may be located in front of the front building line if the building maintains a minimum distance of 20 feet beyond the front setback.
- 4.08.06 Detached accessory buildings or structures shall be located no closer to any other accessory or principal building than 10 feet.
- 4.08.07 When a detached garage or other outbuilding is built within the required setback for a principal structure, the principal structure and detached building shall remain as separate structures and maintain the required separation distances found in Section 4.12.07 above.
- 4.08.08 With the exception of a detached garage, the total of all accessory buildings shall not exceed 1.5% of the total lot area with a TA-1, R-1, R-2, and R-M district.
- 4.08.09 Temporary and portable carports may be allowed in designated zoning districts provided the following criteria shall be met:
1. The carport shall be anchored to the ground
  2. Carport shall not be allowed to have more than three sides covered with a siding material.
  3. Shall meet all minimum setbacks.
- 4.08.10 Detached private garages and outbuildings in the Residential Districts within the corporate limits of Franklin for automobiles and/or storage use and other structures customary and appurtenant to the permitted uses and detached accessory garages shall be constructed of materials customarily used in residential construction and meet the following:
1. Be constructed of materials that are in good repair,
  2. The sidewalls of said building shall not exceed 16 feet in height,
  3. Garages shall have a maximum width of 42 feet,
  4. Garages shall be constructed and finished in materials customary to residential construction.
- 4.08.11 Sheds shall be allowed in the designated zoning districts and shall meet the minimum requirements.
1. Sheds up to 120 square feet shall be anchored to the ground. Sheds between 120 square feet 200 square feet shall be, at a minimum, anchored to a slab.
  2. Sheds over 200 square feet shall be consider a detached garage.
- 4.08.12 Regulation of accessory uses shall be as follows:
1. Except as herein provided, no accessory building shall project beyond a required yard line along any street.
  2. Service station pumps and pump island may occupy the required yards, provided, however, that they are not less than 15 feet from street lines.
  3. Storage of any boat, boat trailer, camp trailer, or other vehicle shall not be permitted in any required front yard; except that a boat, boat trailer, camp trailer may be placed on rock or concrete surfacing in a side yard or rear yard.