



City of Franklin Zoning/Planning Board December 16, 2024 5:30 PM City Hall

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. Public hearing for the following properties owned by Shannon & Jessica Carraher
 1. **Public hearing to consider amending the zoning property legal description –Northwest ¼, 230' x 379' non-descript. Franklin, Marion 31-2-14 owned by Shannon and Jessica Carraher from R-2 (Medium/High Density Residential) to Traditional Agriculture TA-1. Rezoning the South 190 feet of this parcel number 5000270.00**
 2. **Public hearing to consider amending the zoning property legal description –Northwest ¼, Northwest 1/4 , ½ vacated P Street, non-descript Franklin, Marion 31-2-14 owned by Shannon and Jessica Carraher from R-1 (Low Density Residential) to Traditional Agriculture TA-1. Parcel number 5000267.00**
 3. **Public hearing to consider amending the zoning property legal description –Northwest ¼, Northwest ¼, 31-2-14 non-descript Franklin, Marion 31-2-14 owned by Shannon and Jessica Carraher from R-2 (Medium/High Density Residential) to Traditional Agriculture TA-1. Parcel number 5000267.01**
 4. **Public hearing to consider amending the zoning property legal description –Lot 5; Block 5; Brierwood addition Franklin, Marion 31-2-14 owned by Shannon and Jessica Carraher from R-2 (Medium/High Density Residential) to Traditional Agriculture TA-1. Parcel number 5000264.00**
 - 3.c. Public hearing for the following property owned by, Finishline Construction:
 5. **Public hearing to consider amending the zoning property legal description – East one hundred forty feet of lots fourteen and fifteen, block two, Bucks and Greenwood's addition to the town, now City, of Franklin, Franklin County, Nebraska, owned by Finishline Construction from R-2 (Medium/High Density Residential) to C-2 General Commercial. Parcel number 5000602.00**
 - 3.d. Discussion on meeting dates and times for 2025
 - 3.e. **Public Comments**

The City of Franklin follows the Nebraska Open Meetings Act. A copy is displayed in this room as required by state law. The Mayor and City Council may enter an Executive Session anytime during the meeting, even if not listed on the agenda. The Mayor and City Council intend to follow the agenda order but may rearrange items to suit schedules. Individuals who wish to address the council may be allotted a speaking time of three minutes per person, per topic. Speakers are kindly requested to approach the podium and articulate their topic with clarity and professionalism.



4. Adjourn

The City of Franklin follows the Nebraska Open Meetings Act. A copy is displayed in this room as required by state law. The Mayor and City Council may enter an Executive Session anytime during the meeting, even if not listed on the agenda. The Mayor and City Council intend to follow the agenda order but may rearrange items to suit schedules. Individuals who wish to address the council may be allotted a speaking time of three minutes per person, per topic. Speakers are kindly requested to approach the podium and articulate their topic with clarity and professionalism.

Franklin, Nebraska
April 29, 2024

A meeting of the Mayor and Council of the City of Franklin, Nebraska was held at City Hall in said City on April 29, 2024, at 5:30 PM

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

Chairperson 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 all board members 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 Mike Stephens to approve minutes from previous meetings. Motion Passed.

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

Jerrell Gerdes announced opening the public hearing at 5:35 pm, to discuss the floodplain ordinance, no action taken, lower level living in commercial buildings, no action taken, and conditional use permit from Finishline Construction.

Motion made by Kim Naden, seconded by Steve Schmidt to grant Finishline Construction the amended application by Andy Grube to ask for mini warehouse storage 6.01 and 9.11 for the condition use permit. Motion Passed.

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

Adjourn the meeting at 7:14 PM

Submitted by:
Raquel Felzien, Board Secretary



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:

1319 H Road, Franklin NE and east of this said property and south behind 1801 Q Street property. Owned by Shannon & Jessica Carraher

Provide full legal address of property ^

With the following legal description: 4 properties total;

1. Public hearing to consider amending the zoning property legal description –Northwest ¼, 230' x 379' non-descript. Franklin, Marion 31-2-14 owned by Shannon and Jessica Carraher from R-2 (Medium/High Density Residential) to Traditional Agriculture TA-1. Rezoning the South 190 feet of this parcel number 5000270.00
2. Public hearing to consider amending the zoning property legal description –Northwest ¼, Northwest 1/4 , ½ vacated P Street, non-descript Franklin, Marion 31-2-14 owned by Shannon and Jessica Carraher from R-1 (Low Density Residential) to Traditional Agriculture TA-1. Parcel number 5000267.00
3. Public hearing to consider amending the zoning property legal description –Northwest ¼, Northwest ¼, 31-2-14 non-descript Franklin, Marion 31-2-14 owned by Shannon and Jessica Carraher from R-2 (Medium/High Density Residential) to Traditional Agriculture TA-1. Parcel number 5000267.01
4. Public hearing to consider amending the zoning property legal description –Lot 5; Block 5; Brierwood addition Franklin, Marion 31-2-14 owned by Shannon and Jessica Carraher from R-2 (Medium/High Density Residential) to Traditional Agriculture TA-1. Parcel number 5000264.00

1. **From R-2 Medium/High Density residential zone to Traditional Agriculture TA-1 for parcel #5000270.00 - 190 feet south part of this parcel.**
2. **From R-1 Low Density residential zone to Traditional Agriculture TA-1 for parcel #5000267.00**
3. **From R-2 Medium/High Density residential zone to Traditional Agriculture TA-1 for parcel #5000267.01**
4. **From R-2 Medium/High Density residential zone to Traditional Agriculture TA-1 for parcel #5000264.0**



Application for Request to Amend Zoning

Reason for requested change: Use the land for cattle

Shannon Carraher [Signature] 11/26/2024
 Applicant Full Name (printed) Applicant Signature & Date

OFFICE USE ONLY

Appeal Fee Paid?: YES | NO Amount Paid: \$25.00 CASH 11/26/2024

Public Hearing | Date Advertised in legal paper **Dec. 4 2024** Date Scheduled: **Dec. 16th, 2024 at 5:30 PM**

Notice Posted at: City Hall, South Central State Bank, Cornerstone Bank - **December 4, 2024**

[Signature] 11/26/2024
 City Official Signature Date





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:

Provide full legal address of property ^

With the following legal description: East one hundred forty feet of Lot B K#15,

Block 2; Bucks & Greenwood's addition to Metairie new City of Franklin,
From Residential Density zone to Commercial zone. *Franklin County NE*

Reason for requested change:

Plans to building.

Finish Line Const. Applicant Full Name (printed)
Wes [Signature] Applicant Signature & Date

OFFICE USE ONLY

Appeal Fee Paid?: YES | NO Amount Paid: \$ 2500 CASH 11/20/24

Public Hearing | Date Advertised: Dec 4, 2024 Date Scheduled: Dec. 16, 2024 @ 5:30 PM

Notice Mailed To: Published & posted City of Franklin website, City Hall
Cornerstone Bank & South Central State Bank

Freddie [Signature] City Official Signature
11/20/2024 Date





2025

United States

January

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

March

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

April

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

May

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

June

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

2025 Holidays for United States

- Jan 1 New Year's Day
- Jan 20 Martin Luther King Jr. Day
- Feb 14 Valentine's Day
- Feb 17 Washington's Birthday
- Mar 17 St. Patrick's Day
- Apr 15 Tax Day
- Apr 20 Easter Sunday
- Apr 23 Administrative Professionals Day

- May 11 Mother's Day
- May 26 Memorial Day
- Jun 15 Father's Day
- Jun 19 Juneteenth
- Jul 4 Independence Day
- Sep 1 Labor Day
- Oct 13 Columbus Day
- Oct 31 Halloween

- Nov 11 Veterans Day
- Nov 27 Thanksgiving Day
- Nov 28 Day after Thanksgiving Day
- Dec 24 Christmas Eve
- Dec 25 Christmas Day
- Dec 31 New Year's Eve

