



City of Franklin Zoning/Planning Board March 17, 2025 5:30 PM City Hall

1. Call Meeting to Order Roll Call
2. Verification of Open Meetings Notice
3. **Introductions of new board members**
4. **Discussion and Action Items**
 - 4.a. Discussion and action on minutes from previous meeting
 - 4.b. Discussion and action on appointing a chairperson of the planning board
 - 4.c. Discussion and action on one board member to serve on the Board of Adjustments Board
 - 4.d. Discussion and action on the tentative 2025 meeting dates and times.
 - June 16, 2025
 - September 15, 2025
 - December 15, 2025
 - Meeting times at 5:30 PM
 - **If we don't have anything to discuss, we will not schedule a meeting.**
 - 4.e. **Public Comments**
5. 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.



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Franklin, Nebraska
December 16, 2024

A meeting of the Planning and Zoning Commission of the City of Franklin, Nebraska was held at City Hall in said City on December 16, 2024, at 5:30 PM

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

Chairperson 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 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 Kim Naden, seconded by Mike Stephens to approve minutes. Motion Passed.
Duncan: Yea, Gerdes: Yea, Naden: Yea, Schmidt: Yea, Stephens: Yea
Yea: 5, Nay: 0

Open the public hearing at 5:35 p.m. For the change of zoning classification for property at 1319 H Rd owned by Shannon & Jessica Carraher to hear questions or concerns.

There was discussion on the acceptable uses for the proposed zoning change.

Close hearing at 5:54 p.m.

Motion made by Mike Stephens, seconded by Steve Schmidt to recommend the approval 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. Motion Passed.
Duncan: Yea, Gerdes: Abstain, Naden: Yea, Schmidt: Yea, Stephens: Yea
Yea: 4, Nay: 0, Abstain: 1

Open the public hearing at 5:55 p.m. For the change of zoning classification for property at legal description –Northwest ¼, Northwest 1/4 , ½ vacated P Street, non-descript Franklin, Marion 31-2-14 owned by Shannon & Jessica Carraher to hear questions or concerns.

There was discussion on the acceptable uses for the proposed zoning change.

Close hearing at 5:56 p.m.

Motion made by Dave Duncan, seconded by Kim Naden to recommend the approval of 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. Motion Passed.
Duncan: Yea, Gerdes: Abstain, Naden: Yea, Schmidt: Yea, Stephens: Yea
Yea: 4, Nay: 0, Abstain: 1

Open the public hearing at 5:57 p.m. For the change of zoning classification for property at legal description –Northwest ¼, Northwest ¼, 31-2-14 non-descript Franklin, Marion 31-2-14 owned by Shannon & Jessica Carraher to hear questions or concerns.

There was discussion on the acceptable uses for the proposed zoning change.

Close hearing at 5:58 p.m.

Motion made by Mike Stephens, seconded by Dave Duncan to recommend the approval of 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. Motion Passed.

Duncan: Yea, Gerdes: Abstain, Naden: Yea, Schmidt: Yea, Stephens: Yea
Yea: 4, Nay: 0, Abstain: 1

Open the public hearing at 5:59 p.m. For the change of zoning classification for property at legal description –Lot 5; Block 5; Brierwood addition Franklin, Marion 31-2-14 owned by Shannon & Jessica Carraher to hear questions or concerns.

There was discussion on the acceptable uses for the proposed zoning change.

Close hearing at 6:00 p.m.

Motion made by Dave Duncan, seconded by Steve Schmidt to recommend the approval of 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. Motion Passed.

Duncan: Yea, Gerdes: Abstain, Naden: Yea, Schmidt: Yea, Stephens: Yea
Yea: 4, Nay: 0, Abstain: 1

Open the public hearing at 6:01 p.m. For the change of zoning classification for property at 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 to hear questions or concerns.

There was discussion on the acceptable uses for the proposed zoning change.

Close hearing at 6:09 p.m.

Motion made by Dave Duncan, seconded by Steve Schmidt to recommend approval of 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. Motion Passed.

Duncan: Yea, Gerdes: Yea, Naden: Abstain, Schmidt: Yea, Stephens: Yea
Yea: 4, Nay: 0, Abstain: 1

Discussed 2025 meeting dates.

No public comments.

Adjourned at 6:17 p.m.

Submitted by:
Michelle Kahrs
Deputy City Clerk