

Planning Commission Meeting
Monday, February 10, 2025 6:00 PM
City Hall
1029 Court Street
Gibbon, NE 68840

1. Opening Procedures
 - 1.1. Call to Order
 - 1.2. Announcement of Open Meetings Act
 - 1.3. Roll Call
2. Approval of Minutes from Last Meeting
3. Submitted Permit Requests
 - 3.1. Permit 2025-04 Babb--311 May Avenue--Accessory Building
 - 3.2. Permit 2025-05 Gangwish--6990 Navaho Rd--Accessory Building
 - 3.3. Permit 2025-06 Burmood--1003 2nd Street--Patio with covered roof
 - 3.4. Permit 2025-07 Lang--1007 2nd Street--Accessory Building
4. Other Items
 - 4.1. Next Planning Commission Meeting will be held on Monday, March 10, 2025 at 6:00 p.m.
5. Adjourn



Gibbon Planning Commission Meeting

Minutes

Monday, January 13, 2025 at 6:00 pm

Meeting Location

1029 Court Street, Gibbon, Nebraska

1. Opening Procedures

- a. Call to Order
- b. Announcement of Open Meetings Act
- c. Roll Call

2. Approval of Minutes from last meeting

3. Public Hearing

- a. Public Hearing on George Spencer Subdivision

Minutes:

Opened at 6:02pm. Closed at 6:17pm. Approved to move to City Council Motion made by Swanson. Seconded by Winchester

Vote results:

Ayes: 3 / Nays: 0

4. Submitted Permit Requests

Minutes:

Permit 2025-01 Paredes – 1203 7th Street #32 – Wheel Chair Ramp Motion made by Winchester. Seconded by Swanson. Permit 2025-02 Flores – 914 West Avenue – Addition to Garage Motion made by Swanson. Seconded by Winchester. Permit 2025-03 Vega – 47030 Trail Drive – Accessory Building Motion made by Winchester. Seconded by Swanson.

5. Other Items

- a. Next Planning Commission Meeting will be Monday, February 10, 2025 at 6:00 pm

6. Adjourn

Minutes:

Meeting adjourned at 6:25pm.



FOR OFFICE USE ONLY	
Permit Number: <u>2025-04</u>	Date Paid: <u>01-21-2025</u>
Value of Improvement: _____	Fee Paid: Cash \$ _____
Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Check \$ <u>3382</u> # _____
Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1	Initial: _____

**APPLICATION FOR ZONING & BUILDING PERMIT
GIBBON, NEBRASKA**

Fill in the following information as accurately and completely as possible. A complete, and current, copy of the City of Gibbon's Zoning Regulations is available at City Hall. This application is not acceptable unless all required information is furnished. Application must be submitted to City Hall by noon on Friday, prior to scheduled Planning Commission Meeting. Planning Commission is scheduled to meet the second Monday of each month. Please print.

Starting any portion of improvements before permit is approved by designated representative is considered a Violation of the Zoning Ordinance.

Penalty for Violation of Zoning Ordinance: A fine of one hundred dollars (\$100) for any one offense, recoverable with costs, or punishment in the County Jail for a term not to exceed thirty (30) days, shall be administered. Each and every day that such violation continues after notification shall constitute a separate offense.

IMPROVEMENT INFORMATION

Property Owner: Amil R Babb Phone Number: 308 293 5546
 Address: 311 May Ave. Gibbon NE 68840 Email: amilbabb@gmail.com

Contractor: Self Phone Number: _____
 Address: _____ Email: _____
 Certificate of Insurance: _____

Construction Site Address: 311 May Ave Gibbon NE 68840
(If no address exists, one must be issued from the City of Gibbon.)

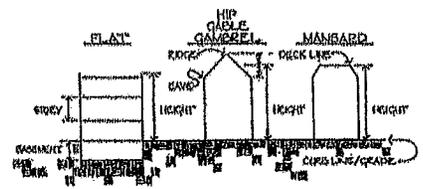
Residential structures located on less than 10 acres in the one-mile radius outside the corporate limits:
 Date this property was platted as a separate parcel: _____
 Name of the lot split or subdivision: _____

Type of Improvement:

<input type="checkbox"/> New Residential	<input type="checkbox"/> Structural Change	<input type="checkbox"/> Deck
<input type="checkbox"/> Residential Addition	<input type="checkbox"/> Opening Change	<input type="checkbox"/> Underground Sprinklers
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Accessory Building	

Permits for signage, fences, and industrial uses require a separate application form.

Proposed Structure Use: Garden tools
 Number of Off-street Parking Spaces Provided (if applicable): _____
 Proposed Structure Type: Shed



Dimensions of Proposed Structure: 8 Ft by 10 Ft
 Building Height: 11 1/2 Ft
 Footing Depth (42" minimum): on 4x4 wood skids

Source: *A Survey of Zoning Definitions*, (American Planning Association, 1989).

Distance completed structure will be from:

Front Property Line: <u>100 Ft.</u>	Rear Property Line: <u>8 Ft</u>
Side Property Line: <u>20 Ft.</u>	Other Side Property Line: <u>15 Ft</u>
Existing Buildings on Property (5' minimum): <u>50 Ft</u>	

Area of the property (square feet): 80 square feet
 Is this a corner lot? Yes No
 Are there dedicated easements on the property? Yes No

Approximate value of proposed structure: \$1500.00
 Approximate Start Dates for Construction: Start April 1 2025 Finish: Sept 30 2025

SETBACK INSPECTION

Contact Gibbon City Hall at 308.468.6118 to schedule required setback inspection. Please allow up to two (2) business days for scheduling.

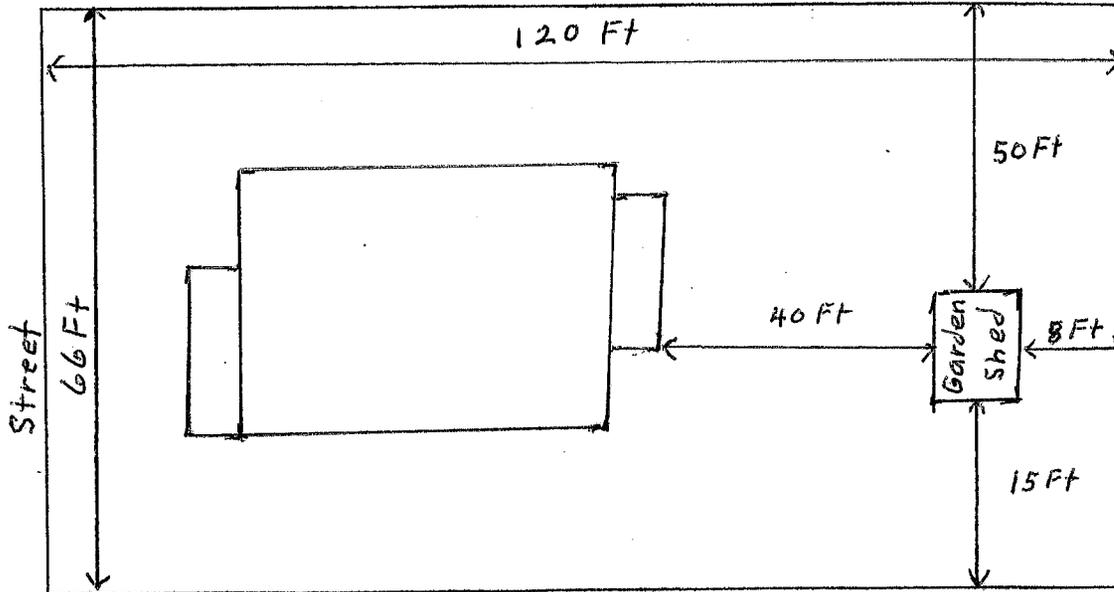
Date of Inspection: _____ Name of Inspector: _____
 Approval Signature: _____

City of Gibbon, Nebraska
 715 Front Street, Gibbon, NE, 68840
 308.468.6118

PROPOSED LAYOUT OF IMPROVEMENTS

Include the following requirements in the box below or as an attached drawing. Proposed improvements must conform with the City of Gibbon's Zoning Regulations. This does not need to be drawn to scale.

- Location, ground area, height, and bulk of all present buildings on the lot and all proposed structures or additions, parking areas, and site improvements.
- The actual dimensions and shape of the lot lines.
- Location, dimensions, and type of any dedicated easements.
- The uses to be built upon.
- The building lines in proposed structures or additions.
- Distances between existing buildings measured from the foundation of each building.
- Distances between existing buildings and lot lines measured from the foundation of each building.
- All building permits shall include sidewalk plans prior to approval of building permit. (Ord. 391)
- Any other reasonable and pertinent information as may be required by the Zoning Administrator: _____



APPLICATION VERIFICATION

The above requested information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement, or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of this permit, shall constitute sufficient grounds for the revocation of this permit. This permit is valid for two (2) years from the final approval date. Physical improvements must begin within one (1) year of final permit approval. By this signature, the Zoning Administrator, or designated representative, is authorized to enter upon the property described for the purpose of inspection.

Signature of Applicant: Amil R Babb
 Printed Name: Amil R Babb Date: _____

ADDITIONAL REQUIREMENTS FOR SUBMITTAL

- Call Diggers Hot Line to locate all utilities: *811 or 800-331-5666
- Inspections as Required on Matrix ##
- Attach Floodplain Development Permit (if located within a floodplain)
- Attach Approval by Power District
- Attach Other: _____

FOR OFFICE USE ONLY

Disapproved (Date: _____) Recommendations before approval: _____

Approved (Date: _____) Signature: _____
 Title: _____



FOR OFFICE USE ONLY	
Permit Number: <u>2025-05</u>	Date Paid: <u>1/24/25</u>
Value of Improvement: _____	Fee Paid: Cash \$ _____
Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Check \$ <u>9025.08</u>
Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1	Initial: <u>JD</u>

**APPLICATION FOR ZONING & BUILDING PERMIT
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Penalty for Violation of Zoning Ordinance: A fine of one hundred dollars (\$100) for any one offense, recoverable with costs, or punishment in the County Jail for a term not to exceed thirty (30) days, shall be administered. Each and every day that such violation continues after notification shall constitute a separate offense.

IMPROVEMENT INFORMATION

Property Owner: <u>Joe Gangwish</u>	Phone Number: _____
Address: <u>4410 Sunset Trail, Kearney, Ne. 68845</u>	Email: <u>joe.gangwish@bayer.com</u>
Contractor: <u>RMV Construction LLC</u>	Phone Number: <u>308-893-2010</u>
Address: <u>1515 E 11th St.</u>	Email: <u>ken@rmvconst.com</u>
Certificate of Insurance: _____	

Construction Site Address: 6990 Navaho Rd, Gibbon, Ne. 68840
(If no address exists, one must be issued from the City of Gibbon.)

Residential structures located on less than 10 acres in the one-mile radius outside the corporate limits:
 Date this property was platted as a separate parcel: _____
 Name of the lot split or subdivision: _____

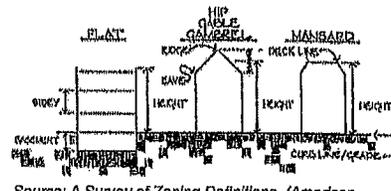
Type of Improvement:

<input type="checkbox"/> New Residential	<input type="checkbox"/> Structural Change	<input type="checkbox"/> Deck
<input type="checkbox"/> Residential Addition	<input type="checkbox"/> Opening Change	<input type="checkbox"/> Underground Sprinklers
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Accessory Building	

Permits for signage, fences, and industrial uses require a separate application form.

Proposed Structure Use: Machine Shed
 Number of Off-street Parking Spaces Provided (if applicable): _____
 Proposed Structure Type: Post Frame Building

Dimensions of Proposed Structure: 50'x80'
 Building Height: 24'-6"
 Footing Depth (42" minimum): 42" Post in ground



Source: *A Survey of Zoning Definitions*, (American Planning Association, 1989).

Distance completed structure will be from:

Front Property Line: <u>over 50'</u>	Rear Property Line: <u>10'</u>
Side Property Line: <u>over 50'</u>	Other Side Property Line: _____
Existing Buildings on Property (6' minimum): <u>Greater than 10'</u>	

Area of the property (square feet): 3.62 acres
 Is this a corner lot? Yes No
 Are there dedicated easements on the property? Yes No

Approximate value of proposed structure: \$91,625.00
 Approximate Start Dates for Construction: Start March 1, 2025 Finish: July 1, 2025

SETBACK INSPECTION

Contact Gibbon City Hall at 308.468.6118 to schedule required setback inspection. Please allow up to two (2) business days for scheduling.

Date of Inspection: _____ Name of Inspector: _____
 Approval Signature: _____

City of Gibbon, Nebraska
 715 Front Street, Gibbon, NE, 68840
 308.468.6118

PROPOSED LAYOUT OF IMPROVEMENTS

Include the following requirements in the box below or as an attached drawing. Proposed improvements must conform with the City of Gibbon's Zoning Regulations. This does not need to be drawn to scale.

- Location, ground area, height, and bulk of all present buildings on the lot and all proposed structures or additions, parking areas, and site improvements.
- The actual dimensions and shape of the lot lines.
- Location, dimensions, and type of any dedicated easements.
- The uses to be built upon.
- The building lines in proposed structures or additions.
- Distances between existing buildings measured from the foundation of each building.
- Distances between existing buildings and lot lines measured from the foundation of each building.
- All building permits shall include sidewalk plans prior to approval of building permit. (Ord. 391)
- Any other reasonable and pertinent information as may be required by the Zoning Administrator: _____

APPLICATION VERIFICATION

The above requested information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement, or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of this permit, shall constitute sufficient grounds for the revocation of this permit. This permit is valid for two (2) years from the final approval date. Physical improvements must begin within one (1) year of final permit approval. By this signature, the Zoning Administrator, or designated representative, is authorized to enter upon the property described for the purpose of inspection.

Signature of Applicant: _____
Printed Name: _____ Date: _____

ADDITIONAL REQUIREMENTS FOR SUBMITTAL

- Call Diggers Hot Line to locate all utilities: *811 or 800-331-5666
- Inspections as Required on Matrix ##
- Attach Floodplain Development Permit (if located within a floodplain)
- Attach Approval by Power District
- Attach Other: _____

FOR OFFICE USE ONLY

Disapproved (Date: _____) Recommendations before approval: _____

Approved (Date: _____) Signature: _____
Title: _____



Buffalo County, NE

-  Parcels
-  Parcel Numbers
-  Roads



660209000



GANGWISH, JOSEPH A
 6990 NAVAHO RD
 Acres: 3.62
 Value: \$107,210

View: [Report](#) | [Soil Report](#) | [EagleView Imagery](#)

Joe Gangwish

Wick Gable 50'-0" x 80'-0" x 18'-4" ICH

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11	Wind Bracing		
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14	Crib Material		
15	Endwall Column Extension		
16	Endwall Truss Connection		
17	Purlin Layout		
18	Lower Chord Stabilizers		
19	Sidewall OHFO		
20	Slide Door Layout - D2		
21	Heavy Split Slide Door		
22	Heavy Split Slide Door Column Layout		
23	Slide Door Header 15in		
24	Slide Door Section 100-2 Min		
25	Stub Post		
26	Heavy Split Slide Door Fabrication		
27	Heavy Vert Split Slide Door Hardware Details		
28	Snugger Detail		

REC'D ORDER ENTRY 240532 Engineering Plans 11/8/2024 3:53:17 PM

 Wick Buildings 405 Walter Road Mazomanie, WI 53560 Phone: 608-795-2294 Fax: 608-795-2534	Date:	11-07-24	Job No.:	240532M	
	Drawn By:	SGC	Extension:	1567	Page:



Material Only Building Information

Date: 11-07-24
From: Wick Buildings

Job #: **240532 - MO**
Customer: **Joe Gangwish**

This construction packet has been prepared with information provided to our engineering department for this order. If, in your construction packet, some information has been omitted or required details are not included or are incorrect, please contact our office immediately so we can help correct the situation.

Quality Assurance will assist you regarding:

1. Materials as listed, fabricated and sent did not work or accomplish the task desired.
2. Missing or damaged materials
 - a. Please include how materials were damaged.
3. Field material purchase approvals

Quality Assurance Contact Information

Email: **qualityassurance@wickbuildings.com**
Phone: **608-795-1500**

Field material purchases will be reimbursed after Wick Buildings receives a detailed Bill of Material for these items. Please email the Bill of Material along with a Material Claims Invoice to Quality Assurance.

Wick Buildings only reimburses for material costs and does not reimburse other related costs such as labor and travel.

If you have any of the following situations, please call the designer @ **608-795-1567** or email them at **Samantha.Clark@wickbuildings.com**

1. Missing information or required details.
2. Incorrect or insufficient detail plans were shown for a particular design.
3. Material quantities listed were incorrect, too much or too little.



FOR OFFICE USE ONLY	
Permit Number: <u>2025-06</u>	Date Paid: <u>2-6-2025</u>
Value of Improvement: _____	Fee Paid: Cash \$ _____
Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Check \$ <u>25.00</u> # _____
Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1	Initial: _____

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IMPROVEMENT INFORMATION

Property Owner: Jeff Burmood Phone Number: 308-440-9179
 Address: 1003 2nd St Gibbon, NE 68840 Email: JKburmood@gmail.com

Contractor: _____ Phone Number: _____
 Address: _____ Email: _____
 Certificate of Insurance: _____

Construction Site Address: 1003 2nd St Gibbon, NE 68840
(If no address exists, one must be issued from the City of Gibbon.)

Residential structures located on less than 10 acres in the one-mile radius outside the corporate limits:
 Date this property was platted as a separate parcel: _____
 Name of the lot split or subdivision: _____

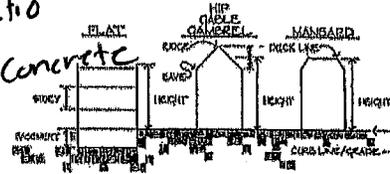
Type of Improvement:

<input type="checkbox"/> New Residential	<input checked="" type="checkbox"/> Structural Change	<input type="checkbox"/> Deck
<input type="checkbox"/> Residential Addition	<input type="checkbox"/> Opening Change	<input type="checkbox"/> Underground Sprinklers
<input type="checkbox"/> Demolition	<input type="checkbox"/> Accessory Building	

Permits for signage, fences, and industrial uses require a separate application form.

Proposed Structure Use: Patio Cover + New Patio
 Number of Off-street Parking Spaces Provided (if applicable): _____
 Proposed Structure Type: Wood with Steel Roof - Concrete

Dimensions of Proposed Structure: 16' x 18'
 Building Height: 10'4"
 Footing Depth (42" minimum): 42"



Source: *A Survey of Zoning Definitions*, (American Planning Association, 1989).

Distance completed structure will be from:
 Front Property Line: _____ Rear Property Line: _____
 Side Property Line: _____ Other Side Property Line: _____
 Existing Buildings on Property (5' minimum): _____

Area of the property (square feet): 288 sq ft
 Is this a corner lot? Yes No
 Are there dedicated easements on the property? Yes No

Approximate value of proposed structure: \$15,000
 Approximate Start Dates for Construction: Start 3-1-25 Finish: 5-1-25

SETBACK INSPECTION

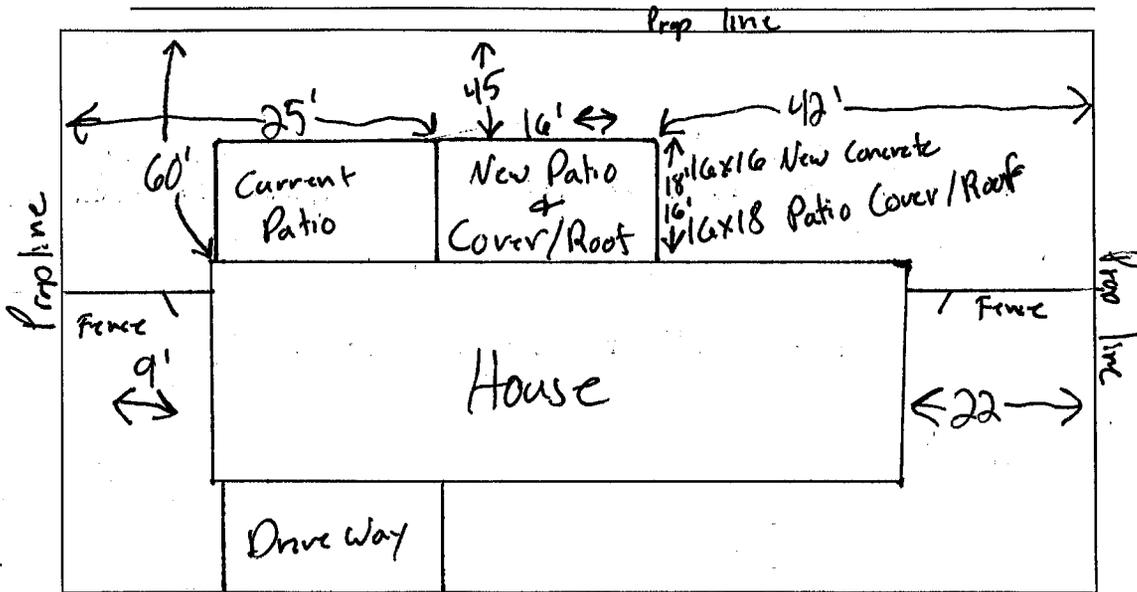
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Signature of Applicant: *Jeff Burnard*
 Printed Name: Jeff Burnard Date: 2-6-25

ADDITIONAL REQUIREMENTS FOR SUBMITTAL

- Call Diggers Hot Line to locate all utilities: *811 or 800-331-5666
- Inspections as Required on Matrix ##
- Attach Floodplain Development Permit (if located within a floodplain)
- Attach Approval by Power District
- Attach Other: _____

FOR OFFICE USE ONLY

Disapproved (Date: _____) Recommendations before approval: _____

Approved (Date: _____) Signature: _____
 Title: _____



FOR OFFICE USE ONLY

 Permit Number: 2025-07 Date Paid: 02-10-2025
 Value of Improvement: _____ Fee Paid: Cash \$ 25.00
 Floodplain: Yes No Check \$ CC # 905 99252
 Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1 Initial: BJ

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IMPROVEMENT INFORMATION

 Property Owner: DUSTIN & ADRIENNE LANG
 Address: 1007 2ND STREET
 Contractor: NONE
 Address: _____
 Certificate of Insurance: _____

 Phone Number: 307-351-7774
 Email: Dieseltruck1@juno.com
 Phone Number: _____
 Email: _____

 Construction Site Address: 1007 2ND STREET
 (If no address exists, one must be issued from the City of Gibbon.)

Residential structures located on less than 10 acres in the one-mile radius outside the corporate limits:

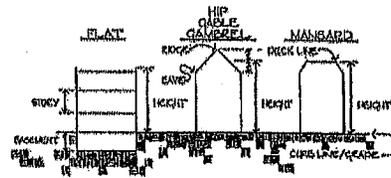
 Date this property was platted as a separate parcel: _____
 Name of the lot split or subdivision: _____

Type of Improvement:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Residential | <input type="checkbox"/> Structural Change | <input type="checkbox"/> Deck <u>See file for old permit</u> |
| <input type="checkbox"/> Residential Addition | <input type="checkbox"/> Opening Change | <input type="checkbox"/> Underground Sprinklers |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Accessory Building | |

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 Proposed Structure Use: Storage
 Number of Off-street Parking Spaces Provided (if applicable): _____
 Proposed Structure Type: Shed

 Dimensions of Proposed Structure: 15' x 8'
 Building Height: 96"
 Footing Depth (42" minimum): on level


Source: A Survey of Zoning Definitions, (American Planning Association, 1989).

 Distance completed structure will be from:
 Front Property Line: 120' Rear Property Line: 3'
 Side Property Line: 7' 8" Other Side Property Line: 67'
 Existing Buildings on Property (5' minimum): 43' 4"

 Area of the property (square feet): 11730²
 Is this a corner lot? Yes No
 Are there dedicated easements on the property? Yes No

 Approximate value of proposed structure: \$2000
 Approximate Start Dates for Construction: Start 4/12/25 Finish: 4/26/25

SETBACK INSPECTION

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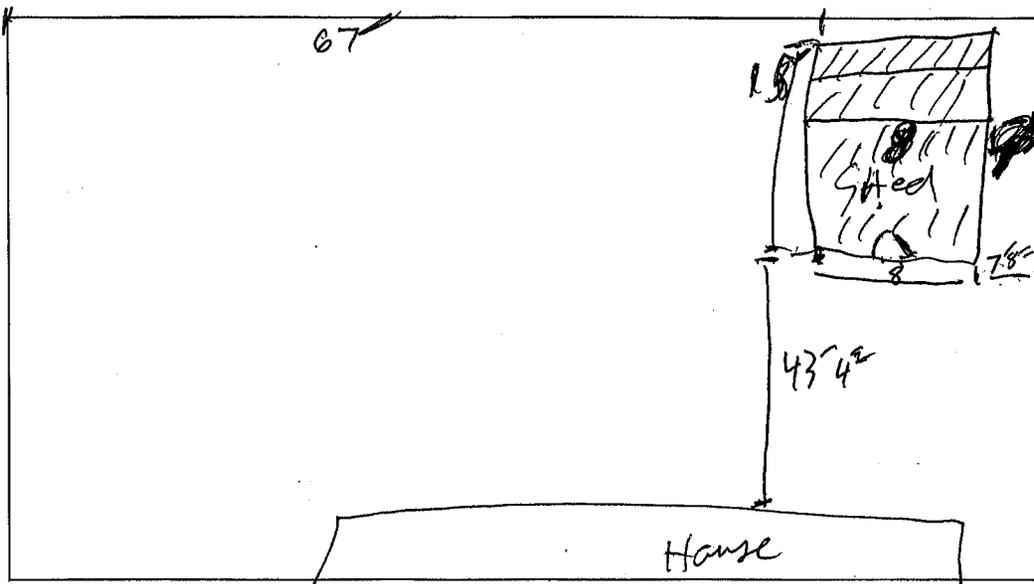
 Date of Inspection: _____ Name of Inspector: _____
 Approval Signature: _____

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 715 Front Street, Gibbon, NE, 68840
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Signature of Applicant: [Signature]
 Printed Name: Dustin Long Date: 2/9/29

ADDITIONAL REQUIREMENTS FOR SUBMITTAL

- Call Diggers Hot Line to locate all utilities: *811 or 800-331-5666
- Inspections as Required on Matrix ##
- Attach Floodplain Development Permit (if located within a floodplain)
- Attach Approval by Power District
- Attach Other: _____

FOR OFFICE USE ONLY

Disapproved (Date: _____) Recommendations before approval: _____

Approved (Date: _____) Signature: _____
 Title: _____