

Planning Commission Meeting
Monday, May 12, 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

This is an open meeting of the Gibbon Planning Commission. The City of Gibbon abides by the Open Meetings Act in conducting business. A copy of the Open Meetings Act is displayed on the south wall of the Council Chambers as required by state law.

- 1.3. Roll Call

2. Approval of Minutes from Last Meeting

3. Submitted Permit Requests

- 3.1. Permit 2025-16 McGregor--1017 10th Street--Fence

- 3.2. Permit 2025-17 Krier--1008 3rd Street--Fence

4. Property Split:

- 4.1. George Spencer Subdivision

5. Other Items

- 5.1. Next Planning Commission Meeting will be held on Monday, June 9, 2025 at 6:00 p.m.

6. Adjourn

Gibbon Planning Commission

Meeting Minutes

April 14, 2025

I. Call to order

President Steven Ackley called to order the regular meeting of the Gibbon Planning Commission to order at 6:00 p.m. on April 14, 2025

Members present: Steven Ackley, Brandon Breguemann, and Kyle Swanson

II. Approval of minutes from last meeting

Steven Ackley read the minutes from the last meeting. Motion to approve the minutes from the last meeting made by Breguemann and seconded by Swanson. The minutes were approved as read.

Permit # 2025-11 Wilkens-6835 Limousine Rd-Fence

Motion to approve the permit made Breguemann and seconded by Swanson

Permit # 2025-12 Hernandez-608 Drew Lane-Covered Patio

Motion to approve the permit made Breguemann and seconded by Swanson

Permit # 2025-13 Shafer/Stevenson-210 Murnen-New Residential

Motion to approve the permit made Breguemann and seconded by Swanson

Permit # 2025-14 Burmood-507 Front St-Sign

Motion to approve the permit made Breguemann and seconded by Swanson

Permit # 2025-15 Herran-1010 3rd St-Fence

Motion to approve the permit made Breguemann and seconded by Swanson

Adjournment

Motion made by Ackley to adjourn the meeting, seconded by Swanson. Meeting adjourned at 6:15 P.M.



FOR OFFICE USE ONLY	
Permit Number: <u>2025-16</u>	Date Paid: <u>5/9/25</u>
Value of Improvement: _____	Fee Paid: Cash \$ <u>25.00</u>
Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Check: <u>Card</u> # _____
Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1	Initial: <u>PR</u>

**APPLICATION FOR FENCE 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.

INSTALLATION SITE DETAILS

Address of Fence Site: 1017 10th St Gibbon
(If no address exists, one must be issued from the City of Gibbon.)

Present Zoning District of Fence Site (circle one): AGR R-1 R-2 R-3 C-1 C-2 I F-1 PUD-1

Property Owner: Janice McGregor
Address: 1017 10th St

Phone Number: 408-468-6212
mcgregor@ncte.net

Contractor: Schumacher Fencing LLC
Address: 3107 W. Highway 30
Certificate of Insurance: _____

Phone Number: 402-760-0078
Email: linda@shfence.com

Replacement or New Fence: new
Approximate Dates for Construction:
Start: _____ Finish: _____

Estimated Project Cost: _____
Fence Height: _____
Fence Material: _____

PROPOSED FENCE LAYOUT

Include the following information in the box or attach a drawing. This does not need to be drawn to scale.

- Location and dimensions of lot lines, present buildings, proposed signage, and other proposed improvements on the lot.
 - Impacts on Public Right-of-Way and Dedicated Easements.
 - Distances between existing buildings, proposed fence, and lot lines, measured from the foundation of buildings.
 - Any other reasonable and pertinent information as may be required by the Zoning Administrator:
- _____

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: _____

ADDITIONAL REQUIREMENTS FOR SUBMITTAL

- Call Diggers Hot Line to locate all utilities: *811 or 800-331-6666
- Attach Other: _____

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 after 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: Schumacher Fencing LLC
 Printed Name: Linda Schumacher Date: 4/22/25

FOR OFFICE USE ONLY

Approve Application Recommendations before approval: _____

Approval Signature: _____ Date: _____
 Title: _____

EXCERPT FROM THE CITY OF GIBBON'S ZONING REGULATIONS

8.8 FENCE REGULATIONS: Fences, Walls and Hedges: Notwithstanding other provisions of this ordinance, fences, walls and hedges may be permitted in any required yard, provided that no fence, wall or hedge along the sides or front edge of any front yard shall be over three and one half (3 ½) feet in height. Additionally, on a corner lot in a Residential District, a sight triangle shall be provided such that nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of two and one half (2 ½) feet and ten (10) feet above the centerline grades of the intersecting streets, in conformance with the diagram on the following page. The following regulations shall apply to the construction of fences.

1. No solid fence shall be constructed closer to the street than the property line.
2. No fence erected in a required front yard shall materially obstruct public view. Permitted types of fences shall include split rail, chain link, or other similar material. No component of a front yard fence shall exceed three and one half (3 ½) feet in height, nor shall any structural member exceed thirty-six (36) inches in cross-sectional area.
3. No fence shall be constructed which will constitute a traffic hazard as identified in the site triangle of a corner lot (see above).
4. No fence shall be constructed in such a manner or be of such design as to be hazardous or dangerous to persons or animals by intent of its construction or by inadequate maintenance.
5. No component of a fence within Residential Districts, except fences erected upon public or parochial school grounds or in public parks and in public playgrounds, shall be constructed of a height greater than six (6) feet.
6. All fences shall conform to the construction standards of the building code and other applicable ordinances and resolutions.
7. In commercial and industrial districts, maximum height of fences shall be eight (8) feet. When industry standards for certain types of businesses require fences of greater heights, the Zoning Administrator at his direction, may allow greater heights.
8. All fences constructed in the City of Gibbon shall comply with the provision of this section and obtain a building permit.
9. The good side of fence shall face to the outside of the property.
10. All outdoor swimming pools shall be enclosed by a fence or wall at least six (6) feet, but not more than eight (8) feet in height with a gate or gates which can be securely locked.

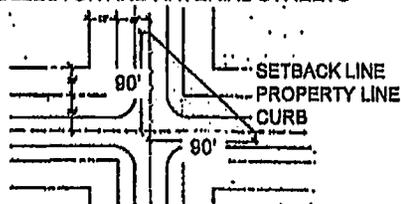
SIGHT TRIANGLE

Collector and Arterial Streets: 90' from the centerline of intersecting streets.

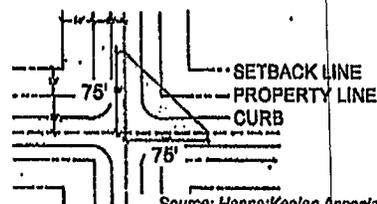
Local Streets: 75' from the centerline of intersecting streets.

The following diagrams show "sight triangles" in which obstructions are prohibited:

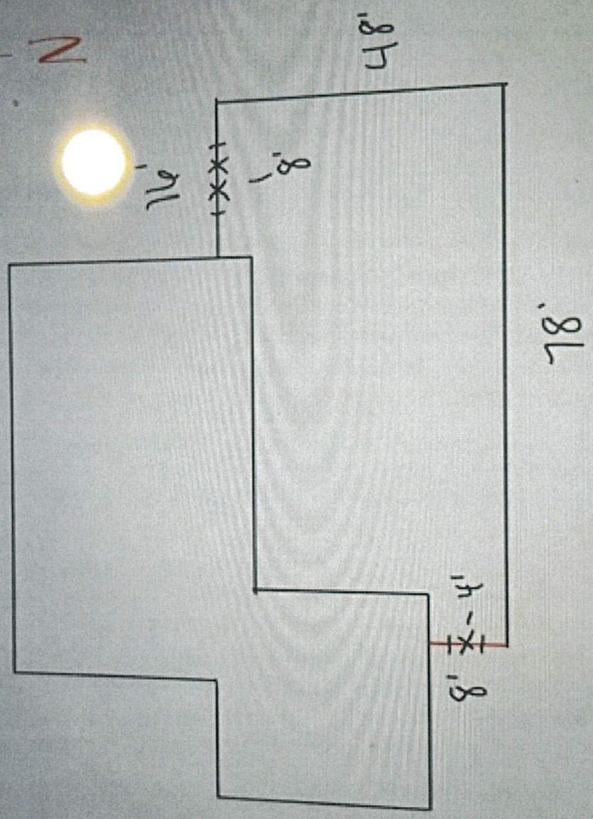
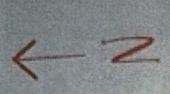
**SIGHT TRIANGLE MINIMUM STANDARD
COLLECTOR AND ARTERIAL STREETS**



**SIGHT TRIANGLE MINIMUM STANDARD
LOCAL STREETS**



Source: Hanna/Keolan Associates.





FOR OFFICE USE ONLY	
Permit Number: <u>2025-17</u>	Date Paid: <u>5/9/25</u>
Value of Improvement: _____	Fee Paid: Cash \$ _____
Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Check \$ <u>25.00</u> # <u>2315</u>
Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1	Initial: <u>FR</u>

**APPLICATION FOR FENCE PERMIT
GIBBON, NEBRASKA**

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INSTALLATION SITE DETAILS

Address of Fence Site: 1008 3rd Street
(if no address exists, one must be issued from the City of Gibbon.)

Present Zoning District of Fence Site (circle one): AGR R-1 R-2 R-3 C-1 C-2 I F-1 PUD-1

Property Owner: Robert Krier
Address: 1008 3rd

Phone Number: (308) 216-1758
Email: bkrier68@gmail.com

Contractor: ME
Address: _____
Certificate of Insurance: _____

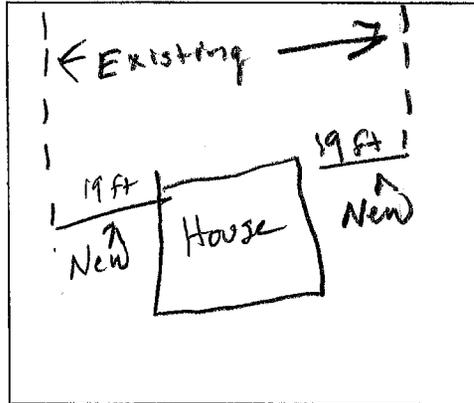
Phone Number: _____
Email: _____

Replacement or New Fence: New
Approximate Dates for Construction:
Start: May 23 Finish: Aug

Estimated Project Cost: \$2000
Fence Height: 6 foot
Fence Material: Vinyl

PROPOSED FENCE LAYOUT

- Include the following information in the box or attach a drawing. This does not need to be drawn to scale.
- Location and dimensions of lot lines, present buildings, proposed signage, and other proposed improvements on the lot.
 - Impacts on Public Right-of-Way and Dedicated Easements.
 - Distances between existing buildings, proposed fence, and lot lines, measured from the foundation of buildings.
 - Any other reasonable and pertinent information as may be required by the Zoning Administrator:
- _____



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: _____

ADDITIONAL REQUIREMENTS FOR SUBMITTAL

- Call Diggers Hot Line to locate all utilities: *811 or 800-331-5666
- Attach Other: _____

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 after 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: Robert J. Krler
Printed Name: Robert J Krler

Date: 5/4/29/2025

FOR OFFICE USE ONLY

Approve Application Recommendations before approval: _____

Approval Signature: _____ Date: _____
Title: _____

EXCERPT FROM THE CITY OF GIBBON'S ZONING REGULATIONS

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8. All fences constructed in the City of Gibbon shall comply with the provision of this section and obtain a building permit.
9. The good side of fence shall face to the outside of the property.
10. All outdoor swimming pools shall be enclosed by a fence or wall at least six (6) feet, but not more than eight (8) feet in height with a gate or gates which can be securely locked.

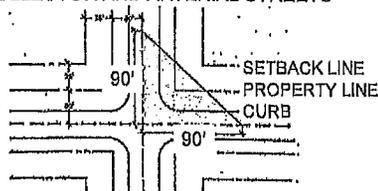
SIGHT TRIANGLE

Collector and Arterial Streets: 90' from the centerline of intersecting streets.

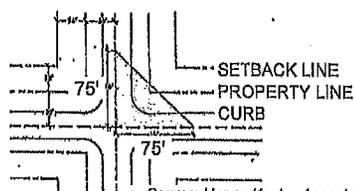
Local Streets: 75' from the centerline of intersecting streets.

The following diagrams show "sight triangles" in which obstructions are prohibited:

SIGHT TRIANGLE MINIMUM STANDARD
COLLECTOR AND ARTERIAL STREETS



SIGHT TRIANGLE MINIMUM STANDARD
LOCAL STREETS



Source: Hanna/Keelan Associates,

NOTICE, AFFIDAVIT & WAIVER

Dated this 14th day of April, 2025

NOTICE

TO: THE CITY COUNCIL OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA

You are hereby notified that the undersigned, who has an interest in the real estate hereinafter described, has found that a Deed to said property has failed or will fail to comply with the requirement relating to subdivision approval, and notice of governmental authority and approval jurisdiction relating to subdivisions of real estate, the property involved being described as follows, to wit:

LEGAL DESCRIPTION FOR SOUTH TRACT

A tract of land being part of Lot Three (3), George Spencer Subdivision, a subdivision being part of Government Lot 4 in Section 18, Township 9 North, Range 16 West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of Lot 3 in said George Spencer Subdivision and assuming the South line of said Lot 3 as bearing S 89°37' E and all bearings contained herein are relative thereto; thence S 89°37' E on the aforesaid South line a distance of 352.00 feet to the Southeast corner of said Lot 3; thence N 00°32'04" E on the East line of said lot a distance of 420.22 feet; thence WEST a distance of 356.44 feet to a point on the West line of said lot; thence S 00°04'18" E on the aforesaid West line a distance of 417.81 feet to the place of beginning.

LEGAL DESCRIPTION FOR NORTH TRACT

Lot Three (3), George Spencer Subdivision, a subdivision being part of Government Lot 4 in Section 18, Township 9 North, Range 16 West of the Sixth Principal Meridian, Buffalo County, Nebraska, EXCEPTING HOWEVER a tract of land being part of said Lot Three (3), more particularly described as follows: Beginning at the Southwest corner of Lot 3 in said George Spencer Subdivision and assuming the South line of said Lot 3 as bearing S 89°37' E and all bearings contained herein are relative thereto; thence S 89°37' E on the aforesaid South line a distance of 352.00 feet to the Southeast corner of said Lot 3; thence N 00°32'04" E on the East line of said lot a distance of 420.22 feet; thence WEST a distance of 356.44 feet to a point on the West line of said lot; thence S 00°04'18" E on the aforesaid West line a distance of 417.81 feet to the place of beginning.


Stefan Kegley

(signature)

Manager of Kegley Vineyards, LLC, a Nebraska Limited Liability Company.

WAIVER OF OBJECTION

The City Council of the City of Gibbon, Nebraska, hereby acknowledges receipt of the above Notice as to a defect in a Deed as to the description of the property hereinafter described, which deed failed or will fail to comply with the requirement relating to subdivision approval, and the undersigned, being the governmental authority having such subdivision approval jurisdiction over real estate, hereby waives the statutory 120 days objection period as to said subdivision

The description of the land involved being described as follows, to wit:

LEGAL DESCRIPTION FOR SOUTH TRACT

A tract of land being part of Lot Three (3), George Spencer Subdivision, a subdivision being part of Government Lot 4 in Section 18, Township 9 North, Range 16 West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of Lot 3 in said George Spencer Subdivision and assuming the South line of said Lot 3 as bearing S 89°37' E and all bearings contained herein are relative thereto; thence S 89°37' E on the aforesaid South line a distance of 352.00 feet to the Southeast corner of said Lot 3; thence N 00°32'04" E on the East line of said lot a distance of 420.22 feet; thence WEST a distance of 356.44 feet to a point on the West line of said lot; thence S 00°04'18" E on the aforesaid West line a distance of 417.81 feet to the place of beginning.

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The City Council of the City of Gibbon,

ATTEST: _____
City Clerk

By _____

Print Name _____

SEAL:

Print Title _____

NORTHWEST CORNER OF GOV'T LOT 4
IN SECTION 18, T9N, R13W
FOUND SURVEY SPIKE WITH WASHER
-5/8" CAPPED REBAR, EAST 33.0'
-5/8" CAPPED REBAR, SOUTHEAST 44.63'

N 89°38'36" W
356.00' (P) & (M)
333.00' (P) & (M)
312.00' (P) & (M)
345.00' (P) & (M) EAST

LEGAL DESCRIPTION FOR SOUTH TRACT
A tract of land being part of Lot Three (3), George Spencer Subdivision, a subdivision being part of Government Lot 4 in Section 18, Township 9 North, Range 16 West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of Lot 3 in said George Spencer Subdivision and assuming the South line of said Lot 3 as bearing S 89°37' E and all bearings contained herein are relative thereto; thence S 89°37' E on the aforesaid South line a distance of 352.00 feet to the Southeast corner of said Lot 3; thence N 00°32'04" E on the East line of said lot a distance of 420.22 feet; thence WEST a distance of 356.44 feet to a point on the West line of said lot; thence S 00°04'18" E on the aforesaid West line a distance of 417.81 feet to the place of beginning.

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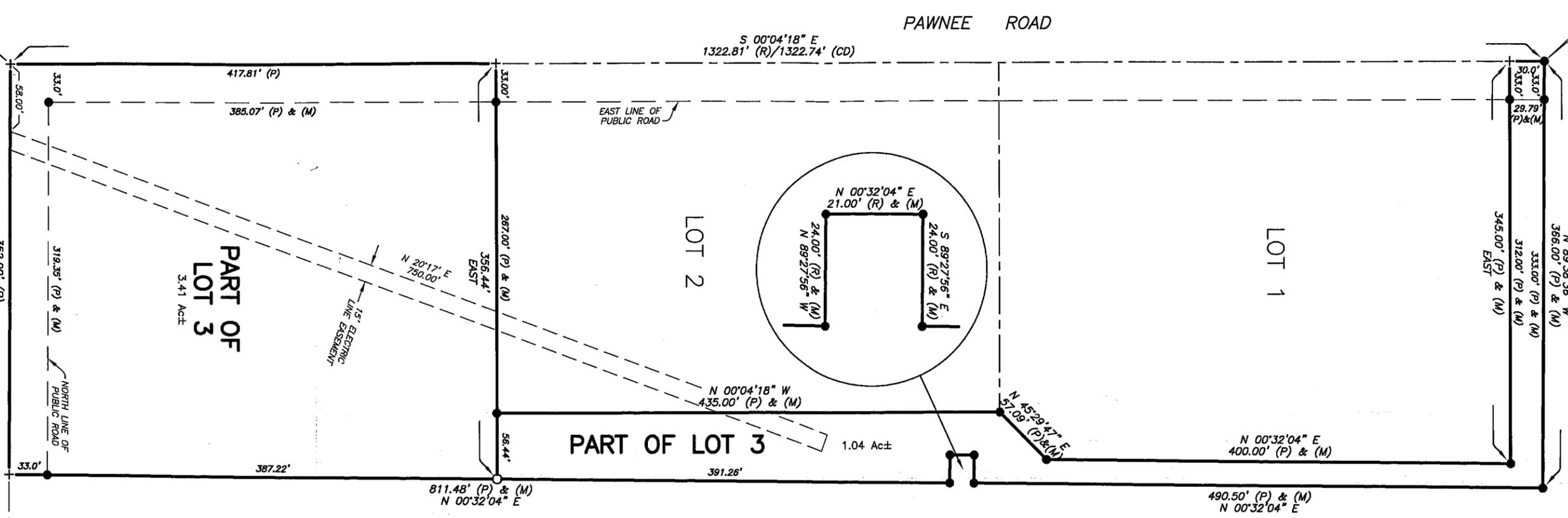
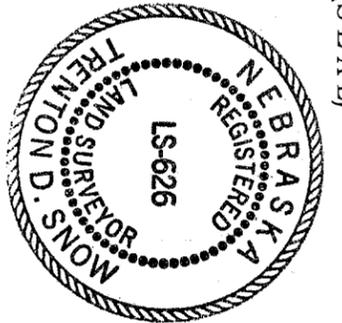
SURVEYOR'S CERTIFICATE

I, Trenton D. Snow, a Professional Land Surveyor licensed in the State of Nebraska, hereby certify that I surveyed the above platted and described tract of land using known and recorded monuments. All information shown hereon is true, correct and in accordance with the Land Surveyors Regulation Act in effect at the time of this survey to the best of my knowledge and belief.

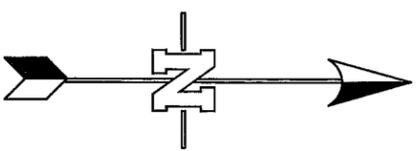
Trenton D. Snow
Trenton D. Snow
Nebr. Reg. L.S. No. 626

Date April 14, 2025

(SEAL)



- (M) = Measured
- (R) = Recorded
- (CD) = Recorded (Chad Dixon)
- + = Temporary Point
- = Corner Found (5/8" Capped Rebar, Except as Indicated)
- = Corner Established (5/8" x 24" Capped Rebar)



TRENTON D. SNOW, LLC
A Land Surveying Company

1309 Central Avenue
Kearney, NE 68848
Office: (308) 234-1764
Fax: (308) 234-1765
Cellular: (308) 234-0520
www.nebraskasurveyors.com