

Planning Commission Meeting
Monday, November 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

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 No. 2025-45 Gazca--704 Hwy 30--Accessory building

- 3.2. Permit No. 2025-46 Diessner--45640 67th Rd--House and Shop

- 3.3. Permit No. 2025-47 Hernandez--17 May Avenue--Accessory building

4. Other Items

- 4.1. Next Planning Commission Meeting will be held on Monday, December 8, 2025, at 6:00 p.m.

5. Adjourn

GIBBON PLANNING COMMISSION MEETING

MONDAY, October 13, 2025

6:00PM

1) Opening Procedures

- a.** Call to order. Brandon Jacques called the meeting to order at 6:00pm.
- b.** Announcement of Open Meeting Act
 - i.** This is an open meeting of the Gibbon Planning Commission. The City of Gibbon abides by the Open Meeting Act in conducting business. A copy of the Open Meetings Act is displayed on the wall of the meeting room as required by state law.
- c.** Roll Call
 - i.** Members Present – Brandon Jacques, Kyle Swanson and Dylan Kellner

2) Approval of minutes from last meeting.

3) Submitted Permit Requests.

- a.** Permit 2025 – 40 - Cherry – 1016 2nd Street – Fence
 - i.** Motion made by Swanson. Seconded by Kellner.
- b.** Permit 2025 – 41- Sanchez – 1004 3rd Street – Fence
 - i.** Motion made by Kellner. Seconded Swanson.
- c.** Permit 2025 – 42 – Aurora Cooperative – Accessory Building
 - i.** Motion made by Swanson. Seconded by Kellner.
- d.** Permit 2025 – 43 – Banks Wraps & Signs – Sign
 - i.** Motion made by Kellner. Seconded by Swanson.
- e.** Permit 2025 – 44 – Rabbe-Lee – Fence
 - i.** Motion made by Swanson. Seconded by Kellner.

4) Other Items

- a.** The next Planning Commission meeting will be held on Monday, November 10th, 2025 at 6:00pm at City Hall.

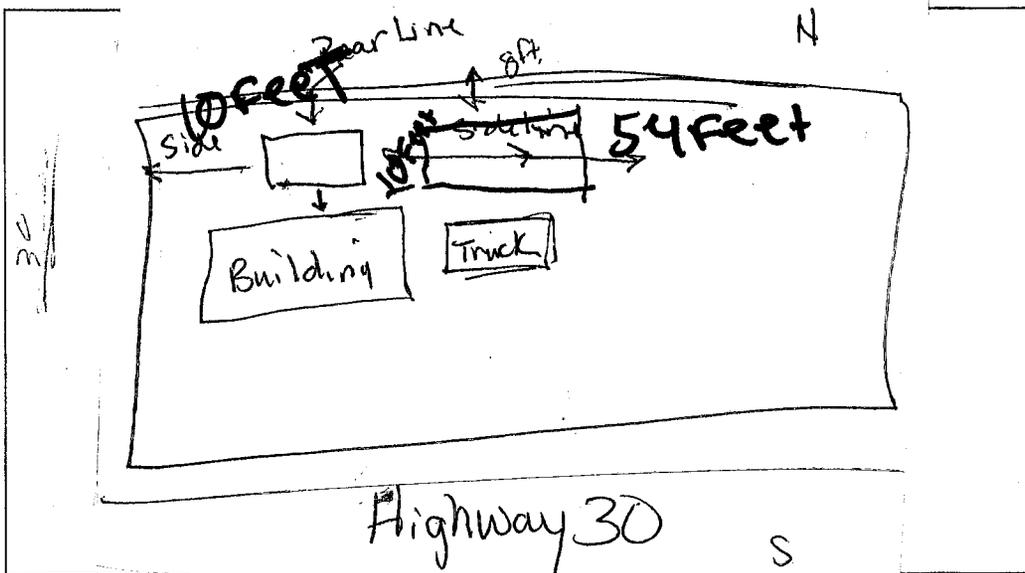
5) Adjourn

- a.** Meeting adjourned at 6:15pm.

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. 397)
- 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: *Julissa Gazza*
 Printed Name: Julissa Gazza Date: Oct. 16 2025

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: _____

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



FOR OFFICE USE ONLY	
Permit Number: <u>2025-46</u>	Date Paid: <u>11/5/25</u>
Value of Improvement: _____	Fee Paid: Cash \$ _____
Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Check \$ <u>25-95397300</u>
Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1	Initial: <u>40</u>

**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: <u>William & Grace Dussner</u>	Phone Num: _____	<u>5</u>
Address: <u>4564</u>	Email: <u>dies</u>	<u>60M</u>
Contractor: <u>B:</u>	Phone Num: _____	<u>85</u>
Address: _____	Email: <u>dies</u>	<u>0M</u>
Certificate of Insurance: _____		

Construction Site Address: 45640 67th Rd Gibbon
(If no address exists, one must be issued from the City of Gibbon.)

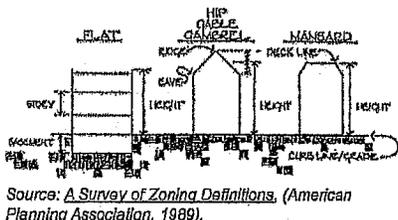
Residential structures located on less than 10 acres in the one-mile radius outside the corporate limits:
Date this property was platted as a separate parcel: _____
Name of the lot split or subdivision: Shivers Sub

Type of Improvement:

<input checked="" 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: Home & Shop/Garage
Number of Off-street Parking Spaces Provided (if applicable): _____
Proposed Structure Type: 246 const. / post frame
Dimensions of Proposed Structure: Home 59x66 / SWP 36x56
Building Height: 20' Tall
Footing Depth (42" minimum): 42" Footings



Distance completed structure will be from:

Front Property Line: <u>50'</u>	Rear Property Line: <u>35'</u>
Side Property Line: <u>25'</u>	Other Side Property Line: <u>25'</u>
Existing Buildings on Property (5' minimum): _____	

Area of the property (square feet): 1600 / 2016
Is this a corner lot? Yes No
Are there dedicated easements on the property? Yes No
Approximate value of proposed structure: \$250,000 Home / Building 85,000
Approximate Start Dates for Construction: Start 11-5-25 Finish: 7-1-25

SETBACK INSPECTION

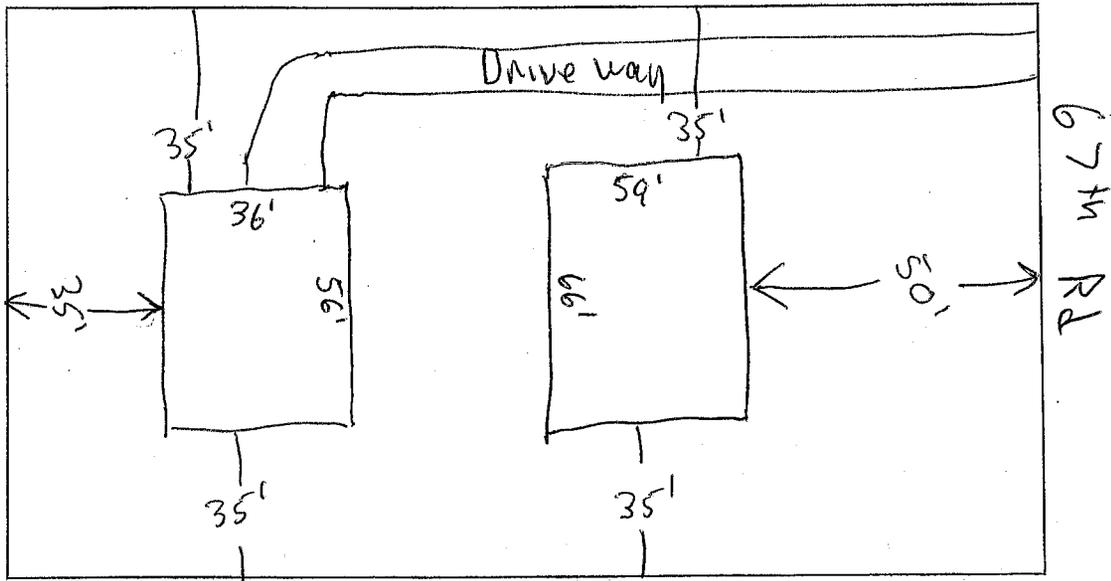
Contact Gibbon City Hall at 308.468.6118 to schedule required setback inspection. Please allow up to two (2) business days for scheduling.
Date of inspection: _____ Name of inspector: _____
Approval Signature: _____

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: [Signature]
 Printed Name: William Deggner Date: 11-5-23

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: _____

Date: 11/05/2025 - 9:26 AM

Design Name: Post Frame Design

Design ID: 320052001226

System V Estimate ID: 47147

Estimated price: \$20,364.02*

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

MENARDS

Design & BuySM

POST FRAME

How to recall and purchase a saved design at home



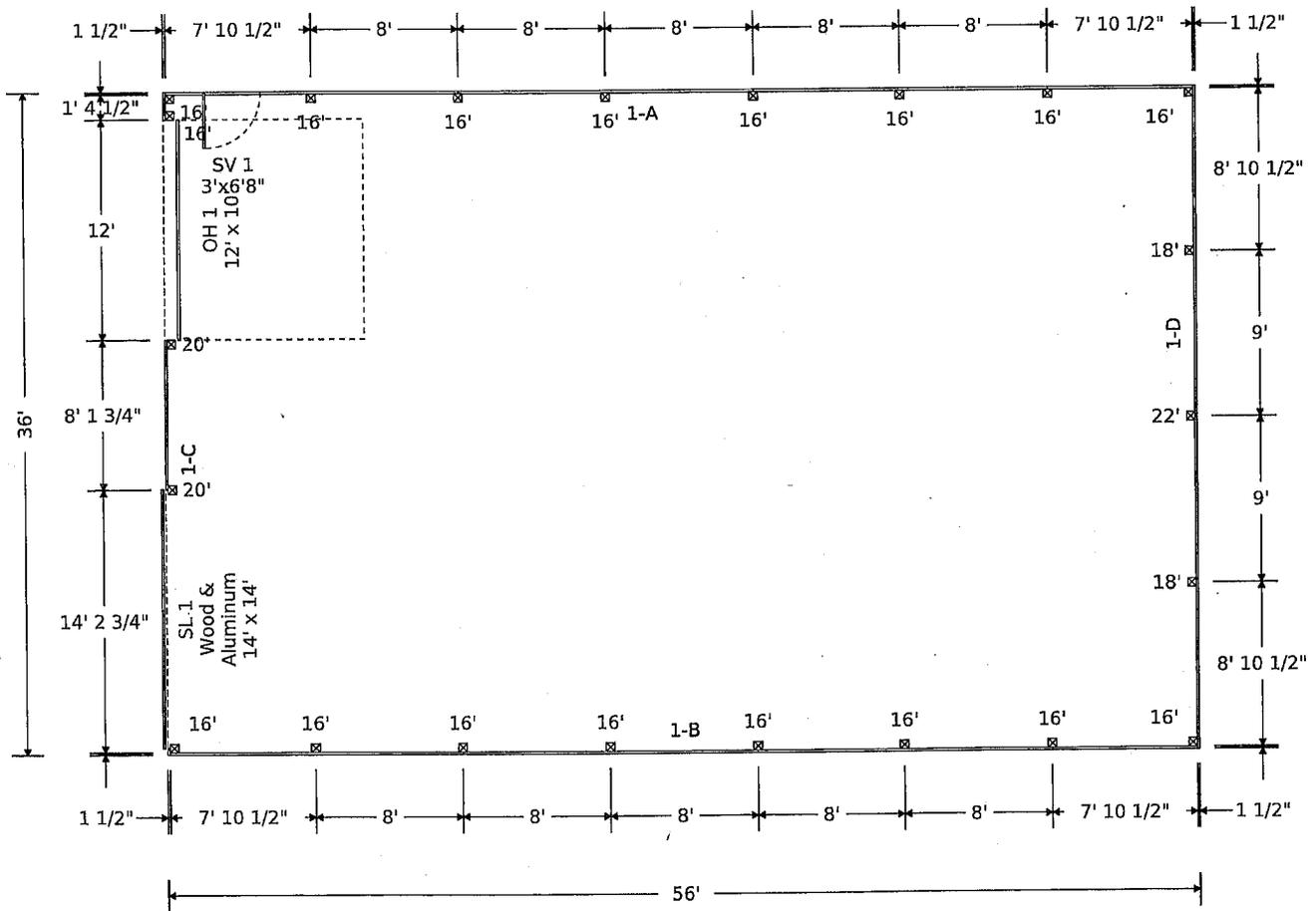
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Buildings Designer
3. Recall your design by entering Design ID: 320052001226
4. Follow the on-screen purchasing instructions

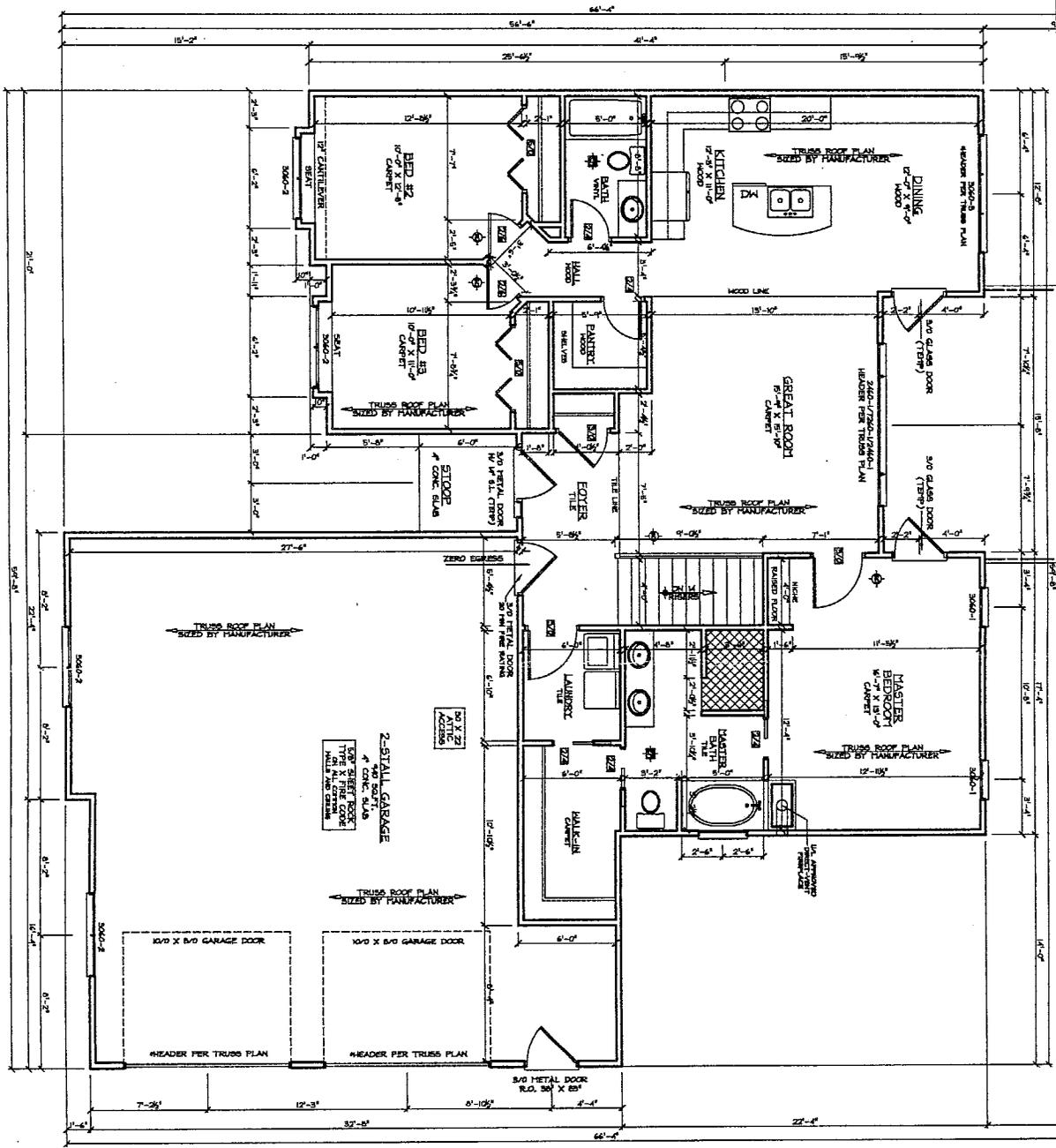
How to purchase at the store

1. Enter Design ID: 320052001226 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

FLOOR PLAN



FIRST LEVEL



AREA (SQ. FT.)
 FINISHED BASEMENT - 850
 GARAGE - 160
 CLOSET - 40

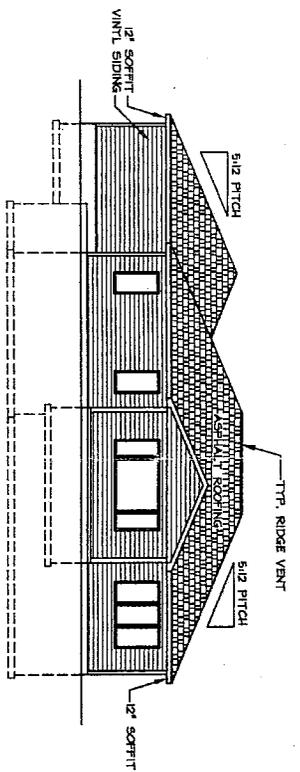
© 2004 COPYRIGHT
 IT IS UNLAWFUL TO COPY, REPRODUCE OR USE ANY INFORMATION CONTAINED
 HEREIN WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT HOLDER.

SCALE
 1/8" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"

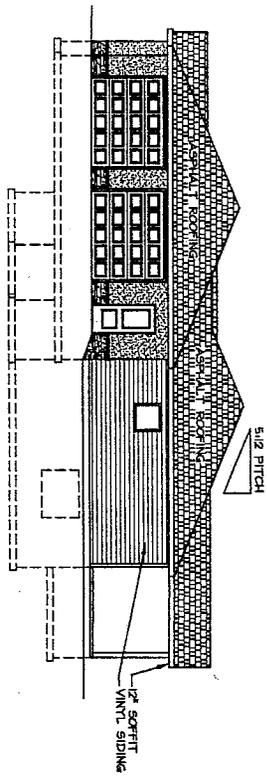
STAR HOMES - SHI20085



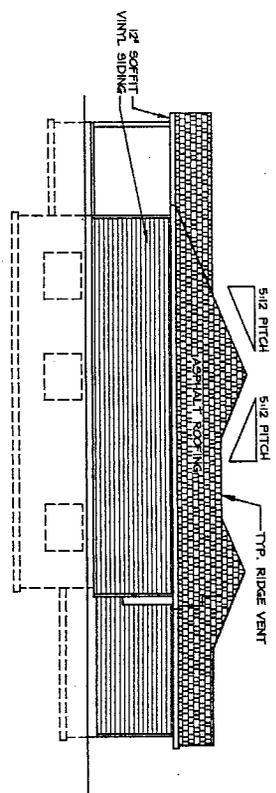
RESIDENTIAL DRAFTING SERVICES, INC.
 (402)433-2322 LINCOLNE
 THE CITY OF NEB.



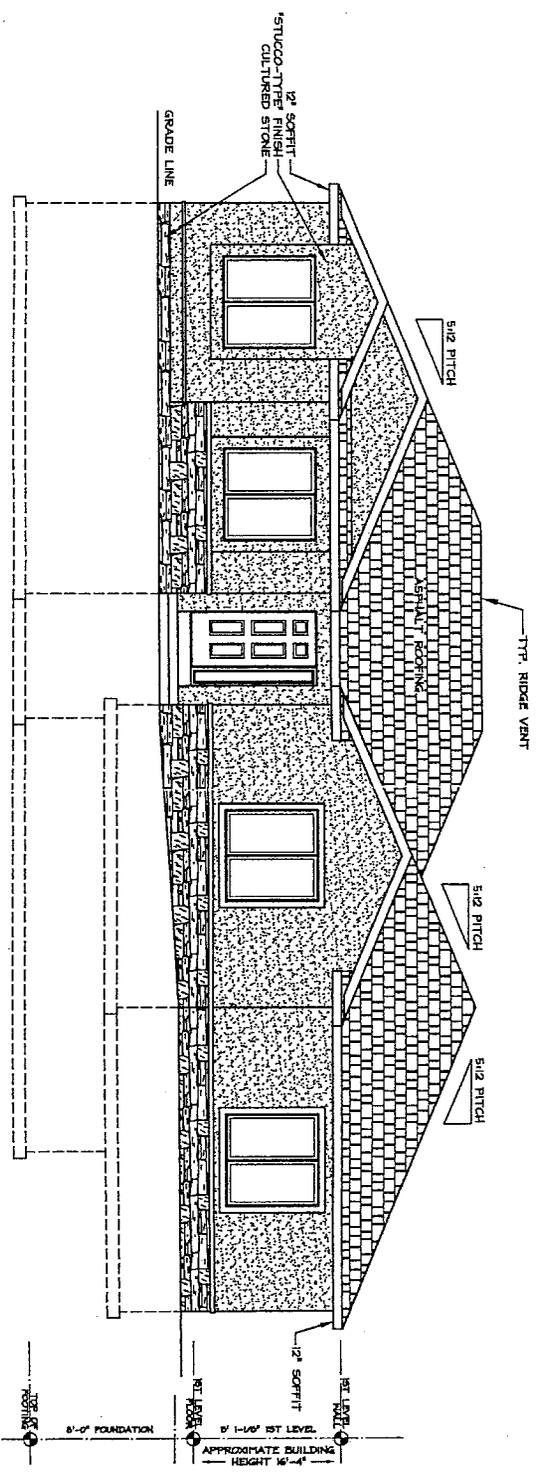
REAR ELEVATION
SCALE 1/8" = 1'-0"



RIGHT ELEVATION
SCALE 1/8" = 1'-0"



LEFT ELEVATION
SCALE 1/8" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"

ELEVATION NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. FINISHES ARE TO BE AS SHOWN.
 3. REFER TO FOUNDATION PLAN FOR FOUNDATION DETAILS.
 4. REFER TO SECTION 1-1 FOR FOUNDATION DETAILS.
 5. REFER TO SECTION 1-2 FOR FOUNDATION DETAILS.

8'-0" FOUNDATION
 1'-0" 1ST LEVEL
 APPROXIMATE BUILDING HEIGHT 16'-4"



STAR HOMES - SHI20085



RELEASE FOR ALL LIABILITY AND DAMAGES, THE CUSTOMER HEREBY RELEASES AND WAIVES ALL RIGHTS, RESERVES AND DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, AGAINST RESIDENTIAL DRAFTING SERVICES, INC. (RDS), ITS EMPLOYEES, AND ITS OWNERS, OFFICERS, DIRECTORS, STOCK HOLDERS AND AGENTS, HARTING FROM ANY AND ALL CLAIMS AND DAMAGES RELATING TO THE USE OF THESE PLANS, WHETHER SAID LIABILITY AND DAMAGES ARISE FROM THE NEGLIGENCE, INEPTITUDE, OR OTHERWISE OF THE ARCHITECT, DESIGN, CONSTRUCTION OR REPAIRING OR MAINTENANCE OF THE HOME, OR FOR ANY OTHER CAUSE. FURTHER, THE CUSTOMER AGREES THAT ANY CHANGES OR CORRECTIONS TO THE PLANS ARE THE SOLE RESPONSIBILITY OF THE CUSTOMER AND NOT RDS. THE CUSTOMER ALSO ACKNOWLEDGES AND AGREES THAT IT IS THE CUSTOMER'S DUTY AND THE DUTY OF THE ARCHITECT, ENGINEER AND CONTRACTOR TO ENSURE THAT THESE PLANS CONFORM TO LOCAL BUILDING CODES.



FOR OFFICE USE ONLY			
Permit Number: <u>2025-47</u>	Date Paid: <u>11-6-25</u>		
Value of Improvement: _____	Fee Paid: Cash \$ <u>25.00</u>		
Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Check \$ _____		
Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1	Initial: <u>PL</u>		

APPLICATION FOR ZONING & BUILDING PERMIT
GIBBON, NEBRASKA

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IMPROVEMENT INFORMATION

Property Owner: Yanet Hernandez Abina Phone Number: _____
 Address: 17 _____ Email: yanet _____

Contractor: Tri Phone Number: _____
 Address: 33 _____ Email: _____
RTS
Lane

Certificate of Insurance: _____

4 2997

Construction Site Address: _____
 (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: _____

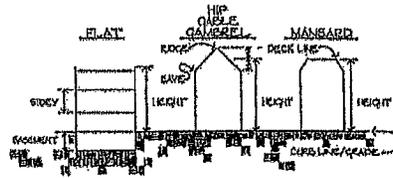
Type of Improvement:

<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: car storage
 Number of Off-street Parking Spaces Provided (if applicable): _____
 Proposed Structure Type: 2 car garage

Dimensions of Proposed Structure: _____
 Building Height: 9'
 Footing Depth (42" minimum): 2.5' length



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): _____
 Is this a corner lot? Yes No
 Are there dedicated easements on the property? Yes No

Approximate value of proposed structure: 11,438.30
 Approximate Start Dates for Construction: Start _____ Finish _____

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.

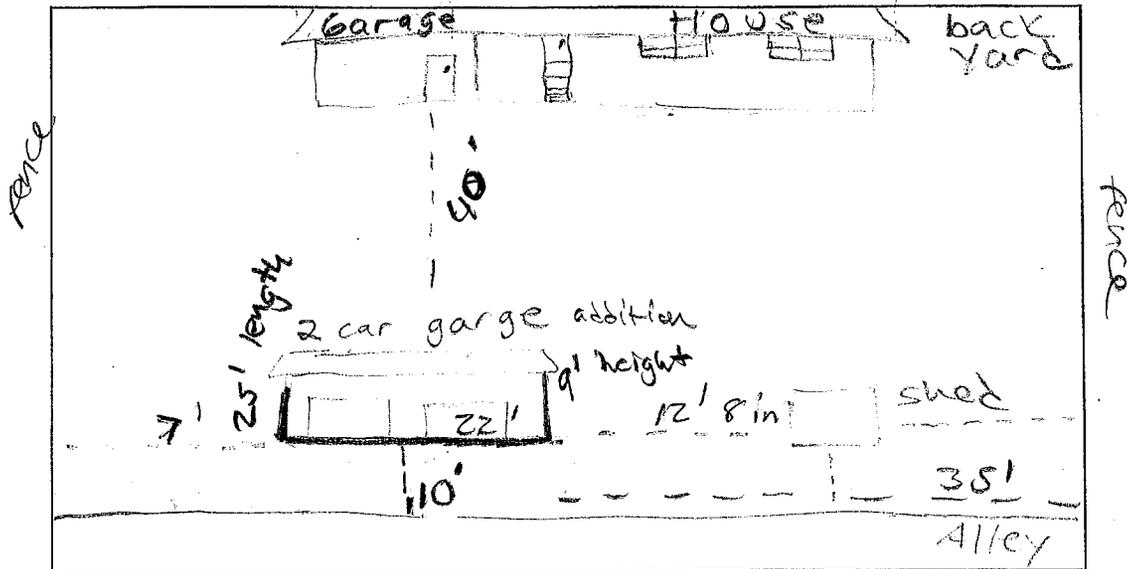
Date of Inspection: _____ Name of Inspector: _____
 Approval Signature: _____

City of Gibbon, Nebraska
 715 Front Street, Gibbon, NE, 68840
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APPLICATION VERIFICATION

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Signature of Applicant: *Grant Hernandez*
 Printed Name: _____ Date: 10-6-23

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)
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FOR OFFICE USE ONLY

Disapproved (Date: _____) Recommendations before approval: _____

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

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

Congratulations on designing your building! Our goal is to exceed your expectations of our service and product. If you have immediate questions or concerns, please contact your local sales rep or dealer.



Tri-State Carports
336 River End Lane
Dobson, NC 27017
877-494-2997

3dbuilder@tristatecarports.com

Customer Order - Nov 3, 2025

Ship To

Name Andy Donovan

Order # 1762207338873905-1

Install Address 2505 GRAND AVE

City Gibbon

State NE

Zip Code 68840

Email MASTERS@TRUEVALUE.NET

Phone # 3082930587

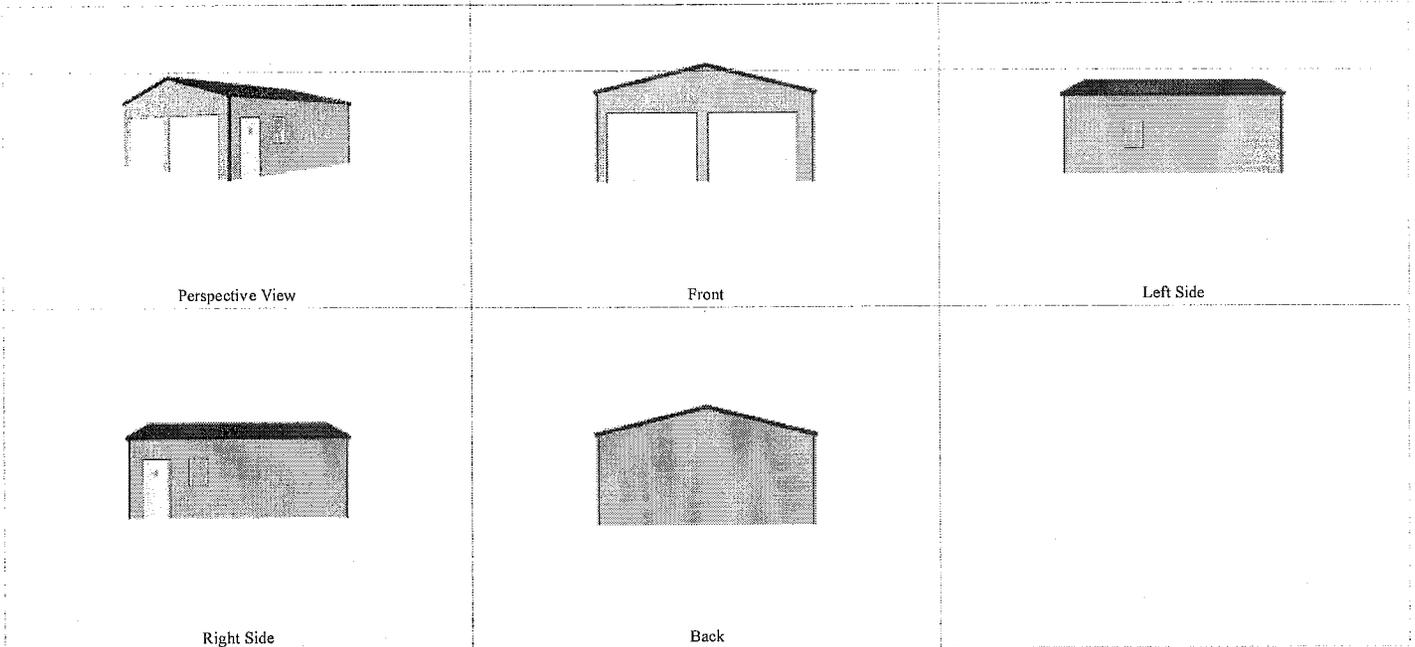
Mobile #

Building Info		Size		Color		Anchoring & Site Preparation				
Style:	Garage	22'	X	25'	X	9'	Roof	Earth Brown <input type="checkbox"/>	Installation Surface:	Concrete
Roof Overhang:	Vertical Overhang						Trim:	Earth Brown <input type="checkbox"/>	Engineer Certified:	No Certification
Roof Style:	Vertical Style						Gable End Wall:	Sandstone <input type="checkbox"/>		
Gauge:	14-Gauge Framing						Side Wall:	Sandstone <input type="checkbox"/>		
Leg Style:	Standard									
Brace:	Standard Brace	Width		Length		Leg Height				

Design Link & Notes

Design link: <https://carportview.tristatecarports.com/?lng=en-US#de00051f3d4bc3a8eadff0a359ed61c7>

Contact me I'm simply exploring building options right now.



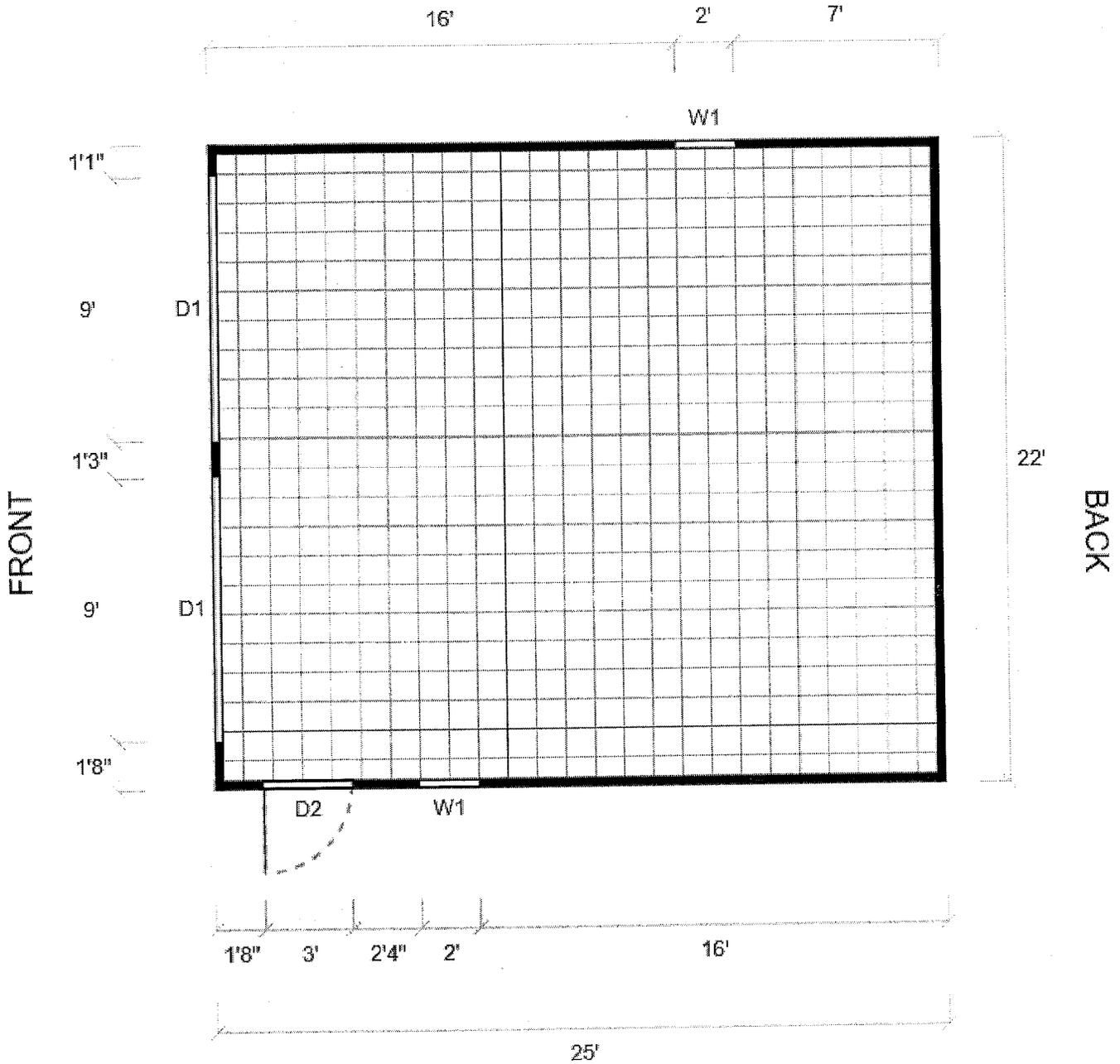
The information below is an estimate only. Final pricing - including pricing adjustments, discounts, delivery, and taxes - will be provided with final quote prior to purchase.

Section	Description	Quantity	Amount
Structure Details			
	Style: Garage	1	-
	Base Price: 22'x25'	1	\$3,950.00
	Installation Surface: Concrete	1	-
	Roof: Earth Brown	1	-

FLOOR PLAN



LEFT SIDE



= 1'

SYMBOL LEGEND

D1	9'x7' Garage Door	W1	24W x 36H Windows
D2	Walk-In Door (36x80)		Closed Wall

#1762207338873905-1