

Planning Commission Meeting  
Monday, January 12, 2026 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. 2026-01 Terzi - 208 Kelsey Ave - Fence

4. Other Items

- 4.1. Next Planning Commission Meeting will be held on Monday, February 9th, 2026 at 6:00 p.m.

5. Adjourn

# GIBBON PLANNING COMMISSION MEETING

MONDAY, December 8, 2025

6:00PM

## 1) Opening Procedures

**a.** Call to order. Steven Ackley 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, Steven Ackley and Dylan Kellner

## 2) Approval of minutes from last meeting.

## 3) Submitted Permit Requests.

**a.** Permit 2025 – 48 - Byrne – 103 Center Street – Fence

**i.** Motion made by Jacques. Seconded by Kellner.

**b.** Permit 2025 – 49- Lee – 45675 67<sup>th</sup> Road – Accessory Building

**i.** Motion made by Kellner. Seconded Jacques.

## 4) Other Items

**a.** The next Planning Commission meeting will be held on Monday, January 12th, 2026 at 6:00pm at City Hall.

## 5) Adjourn

**a.** Meeting adjourned at 6:20pm.



**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: Brook Terzi  
 Printed Name: Brook Terzi Date: 12-30-23

**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.

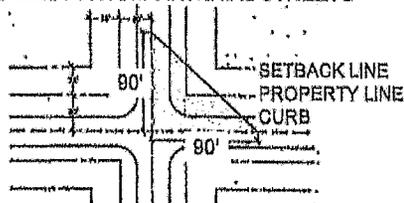
**SIGHT TRIANGLE**

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

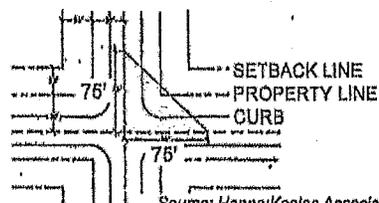
Local Streets: 75' from the centerline of intersecting streets.

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/Keaton Associates,

