

FAIRBURY PLANNING COMMISSION

MINUTES

Meeting
August 9th, 2021
6:30 p.m.

Member Thane Tatro read the statement regarding the Open Meetings Act, called the meeting to order at 6:30 p.m. and asked for roll call. Other members present were: Doyle Buchmeier, Cathy Kleine, Karl Hoeting and Peter Renn.

1. Next, was the approval of the minutes from the June 14th, 2021 Meeting. Discussion, taking of any necessary or desired action.

Member Kleine noted a correction in the draft minutes and made the motion to approve the minutes of the June 14th, 2021 meeting 'as amended'. Member Hoeting seconded the motion. By roll call, the vote was: 5 - "yes" (Buchmeier, Tatro, Hoeting, Renn and Kleine) / 0 - "no". The motion passed.

2. **Public Hearing** regarding Conditional Use Permit (CU-2021-004) from Shelby Blecha at 605 6th Street, Fairbury, Nebraska. The request is to allow for the construction of a Family Child Care Home II in the R-3 – High density zoning district as provided for in Article 5, Section 5.06, 5.10 and Article 6, Section 6.01 of the Zoning Ordinance of the City of Fairbury, Nebraska – 2013 Edition. The legal description of the property is described as: Lot 7 excluding north 46.9', and Lot 8 excluding north 46.9' and east 4', Block 13, Original Town, Fairbury, Jefferson County, Nebraska. Discussion, taking of any necessary or desired action.

Member Tatro opened the hearing at 6:32 pm. Bedlan explain the information for the conditional use permit was in the packets and stated that Shelby Blecha was present to answer questions. Shelby stated that she is currently working with HHS to meet their requirements and that she will get her licensing once the building is constructed. She also noted that she is waiting to get the design stamped before she submits to the Fire marshal. Bedlan stated that the commission is only reviewing the permit to make sure it meets the conditional use standards and that the actual building permit will not be approved until she gets fire marshal approval. Blecha made it clear that the business will be a preschool that follows the school year and will not be offered year round. It is also clarified that even though HHS refers to the preschool as a child care home she will not be living in the center, their definition of child care home is based on the number of kids and not the location similar to the Fairbury Zoning definition. In answer to Tatro's question Blecha stated that there will be some curb cuts and off-street parking. Bedlan clarified that the buildings are meeting the required building setback. It is also noted that there will be a fence with play equipment and grassed areas to play. Bedlan explained that there are opportunities for sidewalk grants to complete the sidewalks on both sides of the building as Blecha is proposing. Member Tatro closed the hearing at 6:43 pm. Member Tatro read through the conditional use standards. On number 4 of the standards, it was clarified that the proposed Child Care Center would be an all-metal building and the color was discussed on standard number 9. There were no other questions and no issues or concerns were brought up by the commission members during the standards review. Member Hoeting questioned if the zoning of the district should be changed due to the number of businesses on the block. Bedlan stated that she does not think it is necessary and it would not change the need for a conditional use permit for this type of busines. Member Kleine noted that the conditional use permit met the required

standards and made the motion to recommend council approve Conditional Use Permit CU-2021-004 from Shelby Blecha at 605 6th Street to allow for the construction of a Family Child Care Home II in the R-3 – High density zoning district. Member Hoeting seconded the motion. By roll call, the vote was 5 - "yes" (Buchmeier, Tatro, Hoeting, Renn and Kleine) / 0 - "no". The motion passed.

3. Next, were comments from the public on non-agenda items.

With no comments from the public on non-agenda items member Buchmeier made the motion to adjourn. Member Hoeting seconded the motion. By roll call, the vote was: 5 - "yes" (Buchmeier, Tatro, Hoeting, Renn and Kleine) / 0 - "no". The motion passed.

Laura K. Bedlan
Planning Commission Secretary