

FAIRBURY PLANNING COMMISSION

AGENDA

Meeting
November 8th, 2021
6:30 p.m.

STATEMENT: "This meeting is being held in compliance with the Open Meetings Act. The provisions of the Open Meetings Act are posted on the wall in the rear of this meeting room for public inspection". The Planning Commission reserves the right to go into executive session in accordance with Section 84-1410.

1. Open Meeting and Roll Call.
2. Approve minutes of the Planning Commission's August 9th, 2021 Meeting.
3. **Public Hearing** regarding Conditional Use Permit (CU-2021-005) from Industrial Tower West LLC and Mountain Tower & Land LLC. The request is to allow for the construction of a wireless communication tower at 300 and 310 5th St, Fairbury Nebraska in the C-1 – Downtown Commercial zoning district as provided for in Article 9, Section 9.03, Article 5, Section 5.06 and Article 6 of the Zoning Ordinance of the City of Fairbury, Nebraska – 2013 Edition. The legal description of the property is described as; Lot 13, 14 & 15, Block 24, Original Town of Fairbury. Jefferson County, Nebraska. Discussion, recommendation and taking of any necessary or desired actions.
4. **Public Hearing** regarding Conditional Use Permit (CU-2021-006) from Industrial Tower West LLC and Mountain Tower & Land LLC. The request is to allow for the construction of a wireless communication tower at 2337 K St, Fairbury Nebraska in the C-3 – Highway Commercial zoning district as provided for in Article 9, Section 9.03, Article 5, Section 5.06 and Article 6 of the Zoning Ordinance of the City of Fairbury, Nebraska – 2013 Edition. The legal description of the property is described as; Lot 3, McLucas Subdivision to Fairbury, Jefferson County, Nebraska. Discussion, recommendation and taking of any necessary or desired actions.
5. Discussion and recommendation regarding a request to amend the City of Fairbury Zoning Regulations – 2013 Edition, Section 5.06 Land Use Categories/Matrix to allow for wireless telecommunication facilities & equipment, new tower as a conditional use in the R-2 Medium Density Zoning District. Discussion; taking of any necessary or desired action.
6. **Public Hearing** regarding an ordinance amending the City of Fairbury Zoning Regulations –

2013 Edition, Section 5.12 RM Mobile Home Residential District and 5.06 Land Use Categories/Matrix. Discussion; taking of any necessary or desired action.

7. Discussion and recommendation regarding a request to vacate Bacon Road between Block 16 and Blk 21 of McDowell's 1st Addition, generally located on Bacon Rd. east of H St and west of I St. Discussion; taking of any necessary or desired action.
8. Discussion and recommendation regarding a request from Fairbury Public Schools for off street parking at 701 8th Street, legal described as; Lot 1, Bailey Addition to Fairbury, Jefferson County, Nebraska. Discussion, recommendation and taking of any necessary or desired actions.
9. Discussion and recommendation regarding a request from Fairbury Public Schools for off street parking at 1105 & 1107 7th Street, legal described as; West 37 ½' of Lot 9 & all of lots 10 - 11 & Lot 12 excluding a fraction, Block 3, Rives and Hansen addition to Fairbury, Jefferson County, Nebraska. Discussion, recommendation and taking of any necessary or desired actions.
10. Discussion and recommendation, regarding the City of Fairbury's One (1) and Six (6) Year Street Improvement Plan for 2022 - 2027. Discussion; taking of any necessary or desired action.
11. Discussion, annual review of current zoning and land use ordinances to ensure there are no discriminatory policies or practices as required by the Department of Economic Development to meet requirements of the federal fair housing laws and as part of the CDBG Program. Discussion, taking of any necessary or desired action.
12. Comments from the public on non-agenda items.
13. Adjourn Meeting.