

FAIRBURY PLANNING COMMISSION

MINUTES

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

Chairman bob Brackle 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, Cody Moyer, Peter Renn.

1. Next, was the approval of the minutes from the January 11th, 2021 Meeting. Discussion, taking of any necessary or desired action.

Member Kleine made the motion to approve the minutes of the January 11th, 2021 meeting. Member Moyer seconded the motion. By roll call, the vote was: 5 - "yes" (Buchmeier, Brackle, Moyer, Renn and Kleine) / 0 - "no". The motion passed.

2. **Public Hearing** regarding changes to sections of the Fairbury Zoning Regulations – 2013 Edition. Discussion; taking of any necessary or desired action.

Chairman Brackle opened the hearing at 6:35. Bedlan explain the information that was in the packets and being handed out at the meeting. Ed Friesen was present and spoke in regards to his request for a shipping container on his private lot at 1229 E Street in the residential commercial flex district. Mr. Friesen described his property stating its district and its use as mixed commercial and residential. He then described the type of container he proposes to attach to his building and stated its size would be 8x40x9.5 located on the west side of the building. He explained that he would like it to be attached and have electric. The container he is looking at purchasing matches his building siding in color and does not have any markings or advertising on it. He then clarified the overall size of the storage container and reiterated his need for additional storage in his building. Chairman Brackle expressed a need to control these types of structures in different areas of town. His concerns addressed visual obstructions and the looks of the containers. There was some question about who all has these types of containers in town. Mr. Friesen stated that a lot of communities are using these types of containers for anything from storage to residential units and suggested that it may be a good time to review the comprehensive plan and zoning regulation to take these types of structures into consideration so that the City can utilize its small and vacant lots. He does understand the need for specific requirements for these kinds of structures and suggest the commission make those requirements clear. Friesen also explained that he believes the containers will be taxed if placed on the lot. Brackle stated that containers are sometimes used for regular retail. There was some discussion about Frieden's lot zoning and the uses adjacent to him. Administrator Renn noted that the Cities legal counsel suggest that if the commission is looking at reworking any of the verbiage under the code section 9.20 you may want to consider weather business can use a container for warehousing and/or storage and if people can use them for construction like for houses, attachments and additions. She stated that the commission may want to specifically outline exactly what the constraints will be in that new verbiage. Member Moyer noted that it is important that they are attractive and that should be clear in the precedent they set on the conditional use permit so that in the future it will be clear to other commission members what the standards are. Moyer noted that he can see some use and some problems associated with these types of structures. Development Services Director Bedlan explained conditional

use permits and the commissions ability to recommend any condition they feel is important and specific to each site on the permit. Friesen agreed that looks are important for these kinds of structures and specific requirements will help. Kleine mentioned the need for screening requirements. Friesen stated that would require a 10' fence and would cost more than the structure. Kenny Krause with the Rural Fire Department was present and explained their proposed facility that is planned to be built with storage containers. He explained that the propose of the facility is for training and that he hopes this will also help with recruitment. He clarified the location of the facility and stated that they would like it visible so for recruitment reasons. He explained that they have already started raising money for the facility, that they will need to raise \$50,000 and that he expects it to end up being a \$250,000 training facility that will help the community as a whole. It will have electricity, stairs and a burn chamber to mitigate all of the ash and soot debris that results from burning. It will not have water, sanitary sewer or other hook ups but will be located close to a hydrant. Devin Lovegrin with the rural fire was present and discussed their ability to control 100% of the environment in the proposed facility. He noted that there are similar facilities located in Wichita Kansas, Richmond, Denver Colorado and Columbus Nebraska that they will be patterning theirs after. Chairman Brackle closed the hearing at 7:04. The Commission discussed the need to control these types of structures within the city limits. Their main concerns were safety and appearances. Moyer noted that as long as they are allowed to review each permit and make conditions that are site specific by conditional use permit then he is in favor of the change to zoning. Member Renn made the motion to recommend council approve changes to the Fairbury Zoning and Subdivision Regulations – 2013 Edition that allow for Outdoor Storage Containers as a conditional use in the Residential Commercial Flex (RCF), highway commercial (C-3), General Commercial (C-2) and Downtown Commercial (C-1) districts. Member Moyer seconded the motion. 5 - "yes" (Buchmeier, Brackle, Moyer, Renn, and Kleine) / 0 - "no". The motion passed.

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

Rural Fire Chief Kenny Krause noted that the recent transition from two Fire Departments to one has been successful. They are moving forward on the training facility and were able to sell some of the old equipment and purchase a 95' tower truck that can fit in their new building and works better on the streets. Mr. Friesen also stated he is excited to see their expansion. With no more comments from the public on non-agenda items member Buchmeier made the motion to adjourn. Member Kleine seconded the motion. By roll call, the vote was: 5 - "yes" (Buchmeier, Brackle, Moyer, Renn, and Kleine) / 0 - "no". The motion passed

Laura K. Bedlan
Planning Commission Secretary