

**City of Fremont**  
**Minutes of the Regular Planning Commission Meeting**

**Tuesday, January 22, 2008**  
**Fremont City Hall**

A regular meeting of the City of Fremont Planning Commission was held in the Council Chambers at the Fremont City Hall on Tuesday, January 22, 2008. The meeting was called to order at 3:15 PM.

**Present:** Chair Dale Hansen and Commissioners Jane Drake, Dennis Caplis, Don Henry, Peg May and Lon Vredevelde

**Absent:** Jack Butterick

**City Officials Present:** James M. Rynberg, Fremont Mayor  
Chris Yonker, Fremont City Manager  
Michele Ribant, Zoning Administrator

**Approval of Minutes**

A motion was made, seconded, and carried to approve the minutes from the January 8, 2008 Special Planning Commission meeting.

Jane Drake entered the meeting after the vote was taken.

**Concept Site Plan Review – Walgreens (NE Corner of Stone Road and Main Street)**

Chair Hansen explained that there is a proposal to build a 13,650 sq. ft. Walgreens store in Fremont at the northeast corner of Stone Road and Main Street and that the petitioner wanted an opportunity to come before the Commission to provide an overview of the proposed development before the Planning Commission votes on relevant matters at the February 26, 2008 Planning Commission meeting.

Michele Ribant reviewed the procedures outlined in the new form-based Code with the Planning Commission. She indicated that the petitioner is requesting variances in relation to the wall signs and access management issues, and the Zoning Board of Appeals will consider the variance requests in February before the next Planning Commission meeting. She went on to say that at the February 26, 2008 Planning Commission meeting, the Commission will vote on the following with regard to the Walgreen's proposal:

- Request for rezoning (Final disposition of the rezoning request will be voted on by the Fremont City Council at its March 3, 2008 meeting.)
- Request for a Special Use for a drive-thru for a pharmacy pick-up window
- Planning Commission modifications regarding the form of the development

Bret Doctor of Property Quest and Todd Stuve of Exxel Engineering Inc. presented the Walgreen's proposal. It was explained that the plan calls for closing of driveways on both Main Street and Stone Road. Mr. Stuve indicated that the size and configuration of the site does not allow them to meet all the access management regulations, but they explained that the plan does provide for safe and efficient traffic

circulation. They went on to explain that their request of rezoning is in relation to just one parcel that would square off the property. Finally, it was explained that the petitioner is seeking modifications to the Code regulations in the following areas:

- RBLs
- Projections
- Unobstructed View
- Windows/Transparency
- Entry

Mr. Stuiwe said that with these modifications, he felt that the development will be functional and attractive. He went on to say that they have worked with staff to make many changes to the plan already and that they understand that this corner is a key location in the City, and therefore, special attention was paid to the landscaping for this prominent corner. The Commission asked a few questions, and then the chair thanked them for their presentation.

### **Concept Site Plan Review – Fremont Metal and Paper (109 W. Elm – proposed; 127 W. Elm – Existing)**

Chair Hansen stated that the owner of the Fremont Metal and Paper Supply Co. in Fremont is going to present a site plan with regard to property located at 109 and 127 W. Elm for the Commissioner's comments. He indicated that the owner would like to demolish the existing single family-house located at 109 W. Elm Street and construct a new 7,200 sq. ft. building that will house a baler and provide storage space. He went on to say that the building will serve as an expansion of the business located at 127 W. Elm Street, the Fremont Metal and Paper Supply Company.

Michele Ribant explained that since the petitioner is proposing to enlarge the existing Fremont Metal and Paper Supply Inc. business, the review is applicable to both 109 W. Elm Street and 127 W. Elm Street. She also indicated that the petitioner made application for a site plan review before the City of Fremont adopted the new hybrid form-based zoning ordinance, which became effective on October 6, 2007. She went on to say that the review of the petitioner's request is being performed based on the regulations in the City's zoning ordinance that was in effect at the time of application.

Doug Berens, the owner, explained to the Commission that constructing a new building where he can house a new baler will allow him to modernize his business. He said the baler will enable him to process and bundle scrap quicker, so that the bundles of scrap can be neatly stored. There were many people in the audience that expressed support of the Mr. Behren's proposal. Michele Ribant outlined that the Commission was merely to listen to the proposal so that they understood what the owner wanted to accomplish and to ask questions to determine whether the Code regulations could be met.

Michele Ribant reviewed the staff report with the Commission. She indicated that the site plan did not satisfy the Code with regard to traffic pattern, parking area and design, off-street truck parking and screening. After much discussion, the chair thanked everyone for coming and directed staff to work with the owner to see if it possible to make changes to the plans that would bring the plans into Code compliance.

### **Review of 2007 Planning Commission Annual Review**

Michele Ribant indicated that each year the Planning Commission should review the work of the past year; therefore, she provided them with a 2007 Planning Commission Annual Report.

### **Review of 2008 Planning Commission Work Plan**

Michele Ribant indicated that the Commission needs to develop a work plan each year and that the plan should outline the Commission's goals for the coming year. She indicated that she put together the 2008 Planning Commission Work Plan for their input. She reviewed the plan with the Commission. Jane Drake indicated that she reports the work of the Commission to the City Council on a regular basis. She asked that the Planning Commission agenda have a standing agenda item to include an update on Joint Planning from a city representative on the Fremont Community Joint Planning Commission. No suggestions were made for changes to the work plan.

### **New Business**

Jane Drake asked that "Time of Meeting" be put on the next Planning Commission agenda. She wants the Commission to consider starting the meeting at a later time during the day.

### **Next Meeting**

February 26, 2008  
Fremont City Hall  
Council Chambers  
3:15 PM

### **Adjournment**

There being no further business of the Planning Commission, the meeting adjourned at 5:34 PM.