

Planning Commission Meeting
Monday, March 9, 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 2026-06 Babb

4. Other Items

- 4.1. Next Planning Commission Meeting will be held on Monday, April 13th, 2026 at 6:00 p.m.

5. Adjourn

GIBBON PLANNING COMMISSION MEETING

MONDAY, January 12, 2026

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 , Kyle Swanson and Dylan Kellner

2) Approval of minutes from last meeting.

3) Submitted Permit Requests.

a. Permit 2026 – 02 – Black Hills Energy – Between 1st and 2nd on Pawnee Road

i. Motion made by Jacques. Seconded by Swanson.

b. Permit 2026 – 03 -Bristow – 115 Niles Street – House (Official address to be determined.)

i. Motion made by Jacques. Seconded by Kellner.

c. Permit 2026 – 04 – Bristow – 115 Niles Street – House – (Official address to be determined.)

i. Motion made by Swanson. Seconded by Jacques.

d. Permit 2026 – 05 – Lien – 16 Gilmore Street - Fence

i. Motion made by Kellner. Seconded by Jacques.

4) Other Items

a. The next Planning Commission meeting will be held on Monday, March 9th, 2026 at 6:00pm at City Hall.

5) Adjourn

a. Meeting adjourned at 6:20pm.



FOR OFFICE USE ONLY	
Permit Number: <u>2026-06</u>	Date Paid: <u>3-3-26</u>
Value of Improvement: _____	Fee Paid: Cash \$ _____
Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Check \$ <u>25.00</u> # <u>3910</u>
Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1	Initial: <u>al</u>

**APPLICATION FOR ZONING & BUILDING PERMIT
GIBBON, NEBRASKA**

Fill in the following information as accurately and completely as possible. A complete, and current, copy of the City of Gibbon's Zoning Regulations is available at City Hall. This application is not acceptable unless all required information is furnished. Application must be submitted to City Hall by noon on Friday, prior to scheduled Planning Commission Meeting. Planning Commission is scheduled to meet the second Monday of each month. Please print.

Starting any portion of improvements before permit is approved by designated representative is considered a violation of the Zoning Ordinance.

Penalty for Violation of Zoning Ordinance: A fine of one hundred dollars (\$100) for any one offense, recoverable with costs, or punishment in the County Jail for a term not to exceed thirty (30) days, shall be administered. Each and every day that such violation continues after notification shall constitute a separate offense.

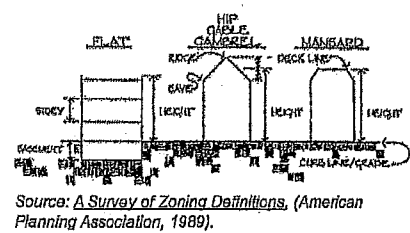
IMPROVEMENT INFORMATION

Property Owner: Amil R. Babb Phone: [REDACTED]
 Address: [REDACTED] # 68840 Email: [REDACTED]
 Contractor: [REDACTED] Phone: [REDACTED]
 Address: [REDACTED] Email: [REDACTED]
 Certificate of Insurance: _____
 Construction Site Address: 311 May Ave [REDACTED]
 (if no address in Gibbon.)

Residential structures located on less than 10 acres in the one-mile radius outside the corporate limits:
 Date this property was platted as a separate parcel: _____
 Name of the lot split or subdivision: _____

Type of Improvement:
 New Residential Structural Change Deck
 Residential Addition Opening Change Underground Sprinklers
 Demolition Accessory Building Back door steps
Permits for signage, fences, and industrial uses require a separate application form.

Proposed Structure Use: Back Door Steps
 Number of Off-street Parking Spaces Provided (if applicable): _____
 Proposed Structure Type: _____
 Dimensions of Proposed Structure: 28" x 40" x 84"
 Building Height: _____
 Footing Depth (42" minimum): _____



Distance completed structure will be from:
 Front Property Line: _____ Rear Property Line: _____
 Side Property Line: _____ Other Side Property Line: _____
 Existing Buildings on Property (5' minimum): _____

Area of the property (square feet): _____
 Is this a corner lot? Yes No
 Are there dedicated easements on the property? Yes No

Approximate value of proposed structure: \$ 150.00
 Approximate Start Dates for Construction: Start April 1 2026 Finish: Aug 1 2026

SETBACK INSPECTION

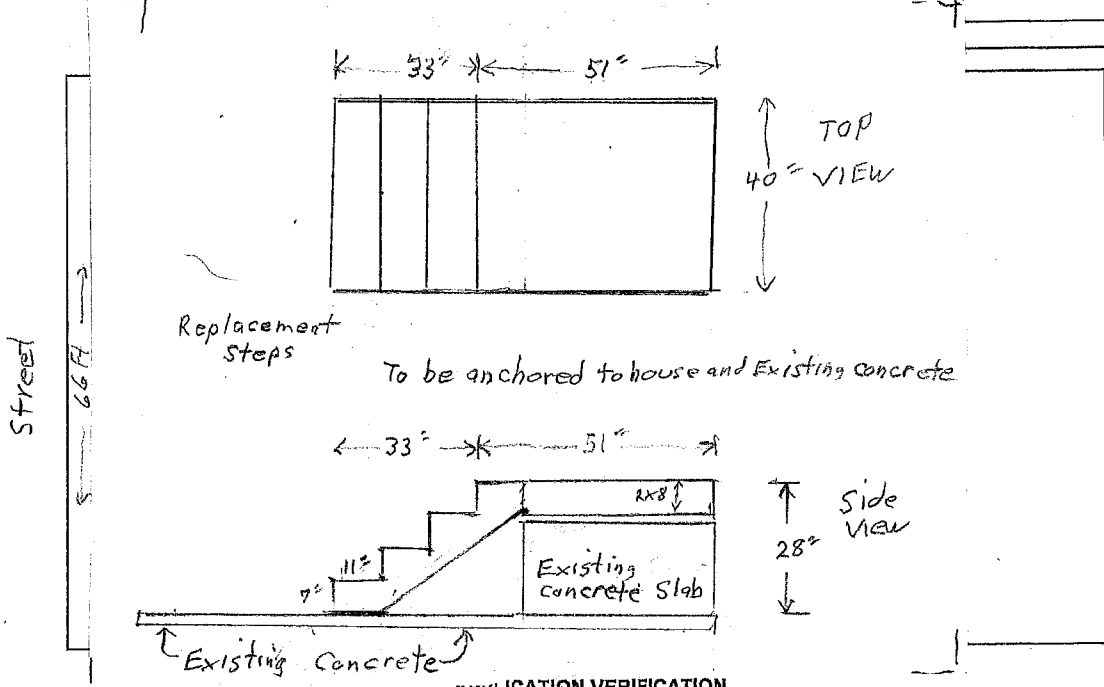
Contact Gibbon City Hall at 308.468.6118 to schedule required setback inspection. Please allow up to two (2) business days for scheduling.
 Date of Inspection: _____ Name of Inspector: _____
 Approval Signature: _____

City of Gibbon, Nebraska
 715 Front Street, Gibbon, NE, 68840
 308.468.6118

PROPOSED LAYOUT OF IMPROVEMENTS

Include the following requirements in the box below or as an attached drawing. Proposed improvements must conform with the City of Gibbon's Zoning Regulations. This does not need to be drawn to scale.

- Location, ground area, height, and bulk of all present buildings on the lot and all proposed structures or additions, parking areas, and site improvements.
- The actual dimensions and shape of the lot lines.
- Location, dimensions, and type of any dedicated easements.
- The uses to be built upon.
- The building lines in proposed structures or additions.
- Distances between existing buildings measured from the foundation of each building.
- Distances between existing buildings and lot lines measured from the foundation of each building.
- All building permits shall include sidewalk plans prior to approval of building permit. (Ord. 391)
- Any other reasonable and pertinent information as may be required by the Zoning Administrator: _____



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 subsequent to 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: David R. Babb
 Printed Name: David R Babb Date: March 3 2026

ADDITIONAL REQUIREMENTS FOR SUBMITTAL

- Call Diggers Hot Line to locate all utilities: *811 or 800-331-5666
- Inspections as Required on Matrix ##
- Attach Floodplain Development Permit (if located within a floodplain)
- Attach Approval by Power District
- Attach Other: _____

FOR OFFICE USE ONLY

Disapproved (Date: _____) Recommendations before approval: _____

Approved (Date: _____) Signature: _____
 Title: _____