

Planning Commission Meeting
Monday, July 13, 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 2026-13 Hostetler - Fence

4. Other Items

- 4.1. Next Planning Commission Meeting will be held on Monday, August 10th, 2026 at 6:00 p.m.

5. Adjourn

GIBBON PLANNING COMMISSION MEETING

MONDAY, June 8, 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 – Steven Ackley , Kyle Swanson, and Dylan Kellner

2) Approval of minutes from last meeting.

3) Submitted Permit Requests.

- a.** Permit 2026 – 09 – Eckel– Awning
 - i.** Motion made by Kellner. Seconded by Swanson.
- b.** Permit 2026 – 10– Hartman– Fence
 - i.** Motion made by Kellner. Seconded by Swanson.
- c.** Permit 2026-11— Rodriguez— Shed
 - i.** Motion made by Swanson. Seconded by Kellner.

4) Other Items

- a.** The next Planning Commission meeting will be held on Monday, July 13th, 2026 at 6:00pm at City Hall.

5) Adjourn

- a.** Meeting adjourned at 6:10pm.



FOR OFFICE USE ONLY	
Permit Number: <u>2026-13</u>	Date Paid: <u>06-24-26</u>
Value of Improvement: _____	Fee Paid: Cash \$ _____
Floodplain: ☐ Yes ☐ No	Check \$ _____ # <u>99987224</u>
Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1	Initial: <u>et</u>

APPLICATION FOR FENCE 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.

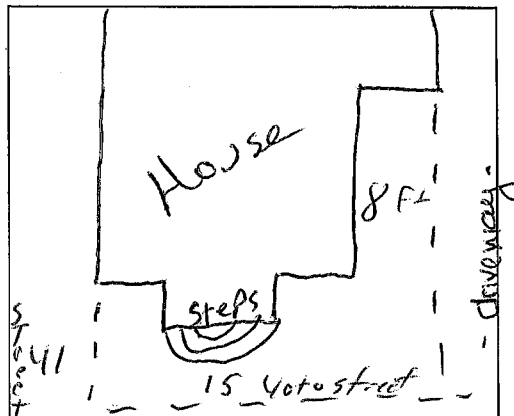
Penalty for Violation of Zoning Ordinance: A fine of one hundred dollars (\$100) for any one offense, recoverable with costs, or punishment in the County Jail for a term not to exceed thirty (30) days, shall be administered. Each and every day that such violation continues after notification shall constitute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

Address of Fence Site: _____	ITAILS <u>et</u> it be issued from the City of Gibbon.)
Present Zoning District or Fence Site (circle one): AGR R-1 R-2 R-3 C-1 C-2 I F-1 PUD-1	
Property Owner: <u>Delmer Hostetler</u>	Phone Number: _____
Address: <u>NE</u>	Email: <u>delm</u>
Contractor: _____	Phone Number: _____
Address: _____	Email: _____
Certificate of Insurance: _____	
Replacement or New Fence: <u>Temp / New</u>	Estimated Project Cost: _____
Approximate Dates for Construction:	Fence Height: <u>4 FT</u>
Start: <u>7-1-26</u> Finish: <u>7-31-26</u>	Fence Material: <u>chain link</u>

PROPOSED FENCE LAYOUT

Include the following information in the box or attach a drawing. This does not need to be drawn to scale.

- ☐ Location and dimensions of lot lines, present buildings, proposed signage, and other proposed improvements on the lot.
- ☐ Impacts on Public Right-of-Way and Dedicated Easements.
- ☐ Distances between existing buildings, proposed fence, and lot lines, measured from the foundation of buildings.
- ☐ Any other reasonable and pertinent information as may be required by the Zoning Administrator:



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: _____

ADDITIONAL REQUIREMENTS FOR SUBMITTAL

- ☐ Call Diggers Hot Line to locate all utilities: *811 or 800-331-5666
- ☐ Attach Other: _____

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

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 after 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: _____

Printed Name: Delmer Hostetler

Date: 6-22-26

FOR OFFICE USE ONLY

☐ Approve Application ☐ Recommendations before approval: _____

Approval Signature: _____

Date: _____

Title: _____

EXCERPT FROM THE CITY OF GIBBON'S ZONING REGULATIONS

8.8 FENCE REGULATIONS: Fences, Walls and Hedges: Notwithstanding other provisions of this ordinance, fences, walls and hedges may be permitted in any required yard, provided that no fence, wall or hedge along the sides or front edge of any front yard shall be over three and one half (3 ½) feet in height. Additionally, on a corner lot in a Residential District, a sight triangle shall be provided such that nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of two and one half (2 ½) feet and ten (10) feet above the centerline grades of the intersecting streets, in conformance with the diagram on the following page. The following regulations shall apply to the construction of fences.

1. No solid fence shall be constructed closer to the street than the property line.
2. No fence erected in a required front yard shall materially obstruct public view. Permitted types of fences shall include split rail, chain link, or other similar material. No component of a front yard fence shall exceed three and one half (3 ½) feet in height, nor shall any structural member exceed thirty-six (36) inches in cross-sectional area.
3. No fence shall be constructed which will constitute a traffic hazard as identified in the site triangle of a corner lot (see above).
4. No fence shall be constructed in such a manner or be of such design as to be hazardous or dangerous to persons or animals by intent of its construction or by inadequate maintenance.
5. No component of a fence within Residential Districts, except fences erected upon public or parochial school grounds or in public parks and in public playgrounds, shall be constructed of a height greater than six (6) feet.
6. All fences shall conform to the construction standards of the building code and other applicable ordinances and resolutions.
7. In commercial and industrial districts, maximum height of fences shall be eight (8) feet. When industry standards for certain types of businesses require fences of greater heights, the Zoning Administrator at his direction, may allow greater heights.
8. All fences constructed in the City of Gibbon shall comply with the provision of this section and obtain a building permit.
9. The good side of fence shall face to the outside of the property.
10. All outdoor swimming pools shall be enclosed by a fence or wall at least six (6) feet, but not more than eight (8) feet in height with a gate or gates which can be securely locked.

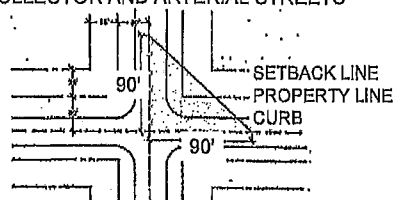
SIGHT TRIANGLE

Collector and Arterial Streets: 90' from the centerline of intersecting streets.

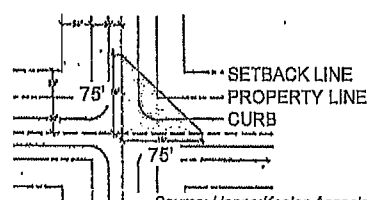
Local Streets: 75' from the centerline of intersecting streets.

The following diagrams show "sight triangles" in which obstructions are prohibited:

SIGHT TRIANGLE MINIMUM STANDARD
COLLECTOR AND ARTERIAL STREETS



SIGHT TRIANGLE MINIMUM STANDARD
LOCAL STREETS



Source: Hanna/Keelan Associates,