

Planning Commission Meeting
Monday, August 10, 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 2026-14 Limbach - Modular Home

- 3.2. Permit 2026-15 Hostetler - Shed

- 3.3. Permit 2026-16 Flores - Garage Extension

- 3.4. Permit 2026-17 Laudenklos - Fence

4. Other Items

- 4.1. Next Planning Commission Meeting will be held on Monday, September 14th, 2026 at 6:00 p.m.

5. Adjourn

GIBBON PLANNING COMMISSION MEETING

MONDAY, July 13, 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

2) Approval of minutes from last meeting.

3) Submitted Permit Requests.

a. Permit 2026 – 13 – Hostetler – Fence

i. Motion made by Jacques. Seconded by Swanson.

4) Other Items

a. The next Planning Commission meeting will be held on Monday, August 10th, 2026 at 6:00pm at City Hall.

5) Adjourn

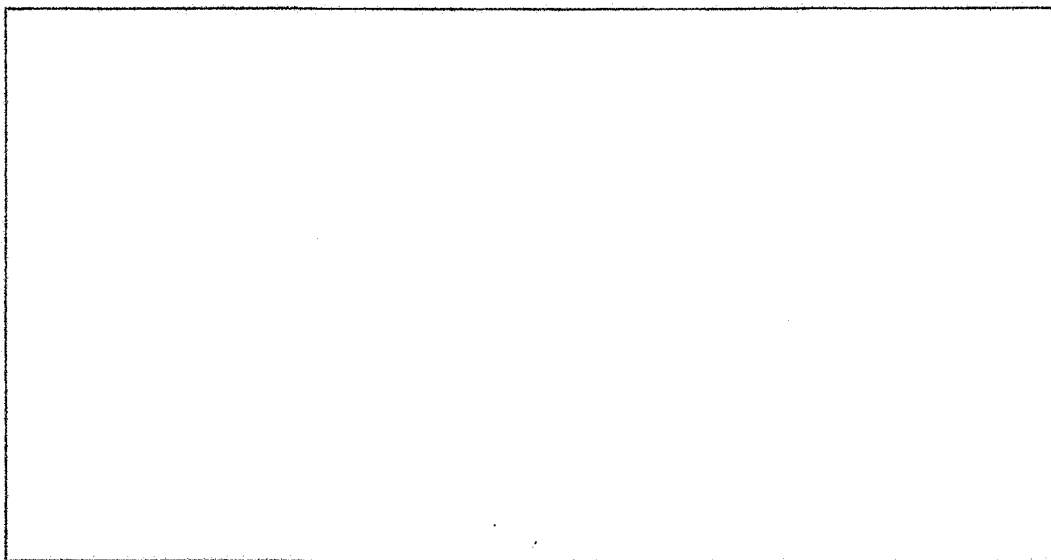
a. Meeting adjourned at 6:25pm.

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: _____

see Attached Lot Plan



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: Bede

Printed Name: _____

Date: 7-27-26

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: _____

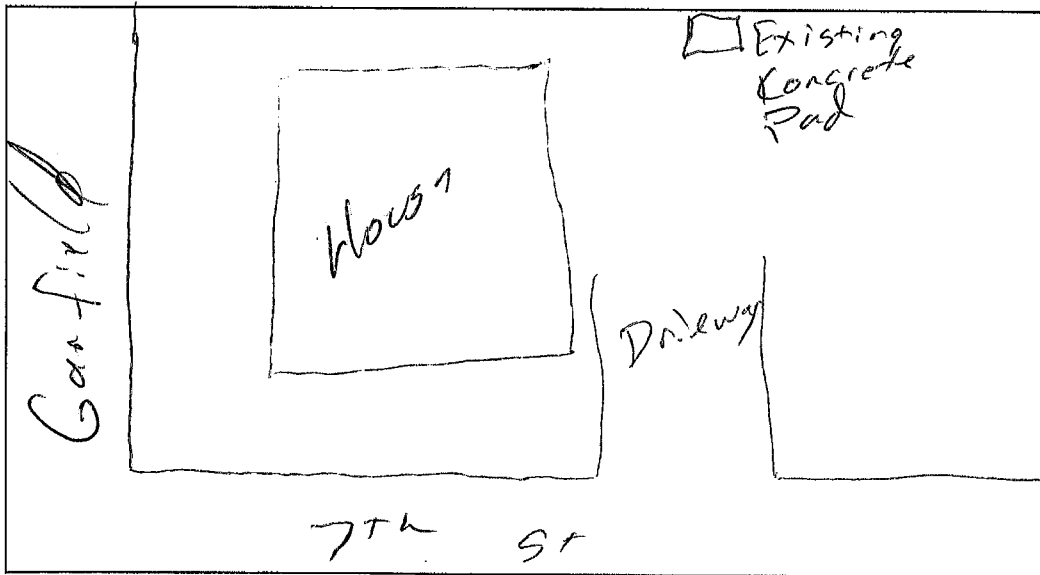
Title: _____

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

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- ☐ Location, ground area, height, and bulk of all present buildings on the lot and all proposed structures or additions, parking areas, and site improvements.
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- ☐ The uses to be built upon.
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Signature of Applicant: _____

Printed Name: Delmer Hostetter

Date: 7-10-26

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Signature: _____
Title: _____

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



FOR OFFICE USE ONLY	
Permit Number: <u>2026-16</u>	Date Paid: <u>7/30/26</u>
Value of Improvement: _____	Fee Paid: Cash \$ <u>25.00</u>
Floodplain: ☐ Yes ☐ No	Check \$ _____ # _____
Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1 Initial: <u>mw</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: <u>Elsa Flores</u>	
Address: _____	
County: _____	
Address: _____	
Certificate: _____	
Consent: _____	
Residence: _____	

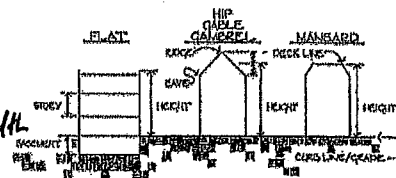
Type of Improvement:

☐ New Residential	☒ Structural Change	☐ Deck
☐ Residential Addition	☐ Opening Change	☐ Underground Sprinklers
☐ Demolition	☐ Accessory Building	

Permits for signage, fences, and industrial uses require a separate application form.

Proposed Structure Use: More Garage
 Number of Off-street Parking Spaces Provided (if applicable): _____
 Proposed Structure Type: Garage / Shop

Dimensions of Proposed Structure: 48' Length x 34' Width
 Building Height: 14' or 15' Down to 9'
 Footing Depth (42" minimum): 42" or 48"



Source: A Survey of Zoning Definitions, (American Planning Association, 1989).

Distance completed structure will be from:

Front Property Line: <u>165'</u>	Rear Property Line: <u>24'</u>
Side Property Line: <u>23'</u>	Other Side Property Line: <u>15'</u>
Existing Buildings on Property (5' minimum): <u>Attaching To Existing Shop</u>	

Area of the property (square feet): 14,000 Roughly
 Is this a corner lot? ☐ Yes ☒ No
 Are there dedicated easements on the property? ☐ Yes ☐ No

Approximate value of proposed structure: 20-25K Roughly
 Approximate Start Dates for Construction: Start Oct 1st Finish: Unknown

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.

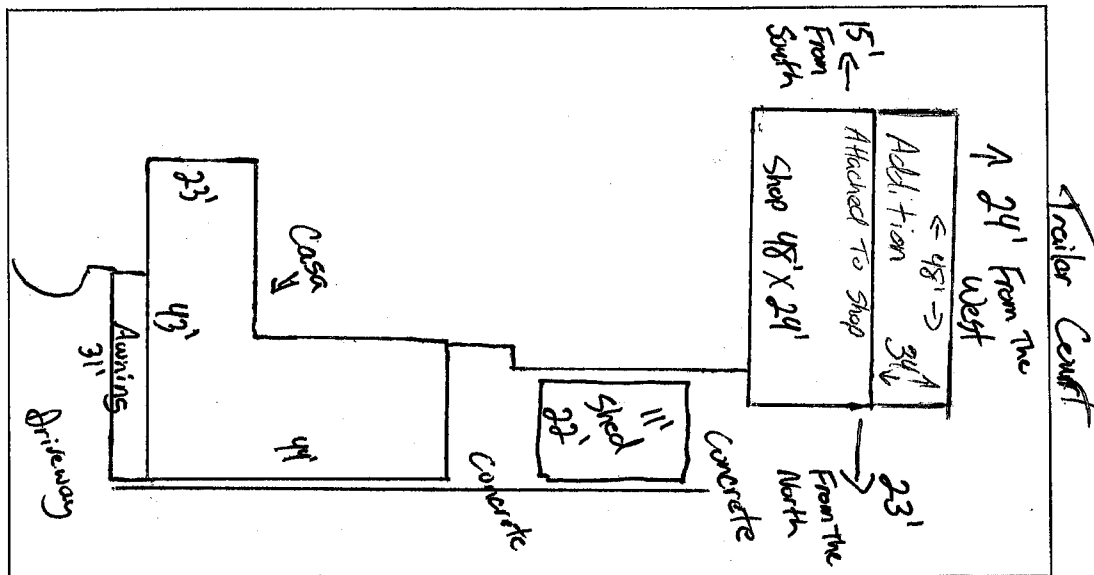
Date of Inspection: _____ Name of Inspector: _____
 Approval Signature: _____

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

PROPOSED LAYOUT OF IMPROVEMENTS

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- ☐ Any other reasonable and pertinent information as may be required by the Zoning Administrator: _____



APPLICATION VERIFICATION

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Signature of Applicant: _____

Printed Name: Shawn Lee Peters

Date: 7-29-26

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: _____

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



FOR OFFICE USE ONLY

Permit Number: 2026-17

Value of Improvement:

Floodplain: ☐ Yes ☐ No

Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1

Date Paid: 08-05-2021

Free Paid: Cash \$ 25.15

Check \$ 25.00 # 926

Initial:

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.

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INSTALLATION SITE DETAILS

Address of Fence Site:

Present Zoning District of Fence Site (circle one):

Property Owner:

Ad

C{

Ad

Certificate of

Must be issued

Phone

Email:

Phone

Email:

Replacement or New Fence:

Approximate Dates for Construction:

Start: _____ Finish: _____

Estima

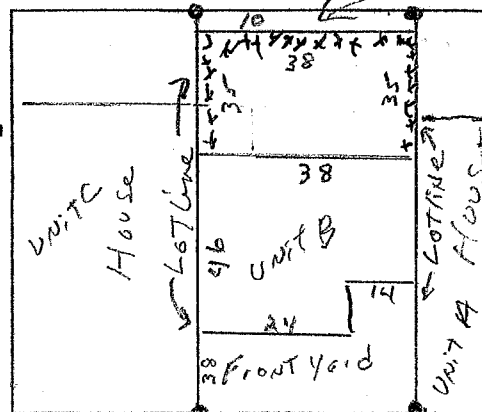
Fence

Fence Material:

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:



Fence

also see
attached
survey

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: _____

APPLICATION VERIFICATION

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Signature of Applicant: Tanya Larentis

Printed Name: Tanya Larentis

8/5/26

Date: _____

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.

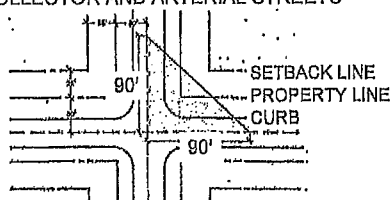
SIGHT TRIANGLE

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

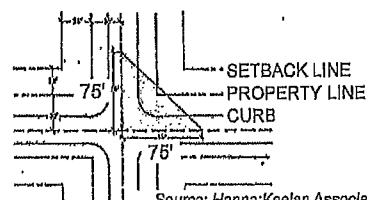
Local Streets: 75' from the centerline of intersecting streets.

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

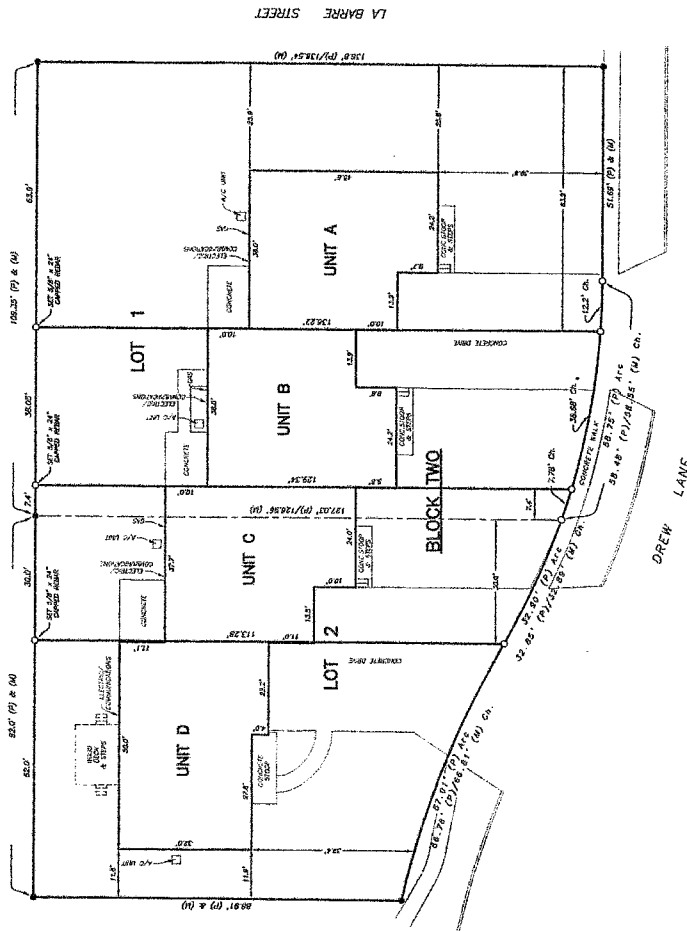
SIGHT TRIANGLE MINIMUM STANDARD
COLLECTOR AND ARTERIAL STREETS



SIGHT TRIANGLE MINIMUM STANDARD
LOCAL STREETS



Source: Hanna/Keelan Associates,



LEGAL DESCRIPTION FOR UNIT A
The East 63.9 feet of Lot One (1), Block Two (2), Drew Addition, an addition to the City of Gibbon, Buffalo County, Nebraska.

LEGAL DESCRIPTION FOR UNIT B
Lot One (1), Block Two (2), Drew Addition, an addition to the City of Gibbon, Buffalo County, Nebraska; EXCEPT the East 63.9 feet thereof; AND EXCEPT the West 7.4 thereof.

LEGAL DESCRIPTION FOR UNIT C
The West 7.4 feet of Lot One (1), Block Two (2), Drew Addition, an addition to the City of Gibbon, Buffalo County, Nebraska; TOGETHER WITH the East 30.0 feet of Lot Two (2), Block Two (2), Drew Addition, an addition to the City of Gibbon, Buffalo County, Nebraska.

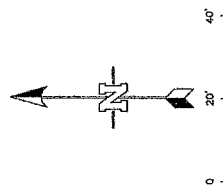
LEGAL DESCRIPTION FOR UNIT D
Lot Two (2), Block Two (2), Drew Addition, an addition to the City of Gibbon, Buffalo County, Nebraska; EXCEPT the East 30.0 feet thereof.

SURVEYOR'S CERTIFICATE
I, Trenton D. Snow, a Professional Land Surveyor licensed in the State of Nebraska, hereby certify that on June 1, 2023, I surveyed the above plat and described tract of land using known and recorded monuments. The buildings and improvements are located in relationship to the exterior boundary lines as shown on the above plat. All information shown hereon is true, correct and in accordance with the Land Surveyors Regulation Act in effect at the time of this survey to the best of my knowledge and belief.

Trenton D. Snow
Nebr. Reg. L.S. No. 626
Date July 3, 2023



Buffalo County, Nebraska
#250
6/1/2023
Buffalo
1436-485



- (N) = North Arrow
- (P) = Picked Distance
- = Corner Found (5/8" Rebar)
- = Corner Established (Chained "X" in Concrete, Except as Indicated)

TRENTON D. SNOW, LLC
A Land Surveying Company



1501 Spring Avenue
Nebraska City, NE 68101
Phone: (402) 339-1444
Fax: (402) 339-1445
Cell: (402) 339-1446
www.trentonsnow.com