

Village of Garland, Nebraska  
Planning Commission  
Regular Meeting

June 29 2022 6:30pm meeting

Meeting Minutes:

1. Pledge
2. Call meeting to order.
  1. Roll call.
    1. Mike Luebbe Present
    2. Joe Strauss Present
    3. Tylor Jamison Present
    4. Joel Ludwig Present, Chairman
    5. open
3. Review minutes from the May 25 meeting. Motion to approve the minutes as written. Luebbe 1<sup>st</sup> Jamison 2<sup>nd</sup>. Unanimous vote to accept minutes as written.
4. Permits and projects, code questions
  1. Fence permit 218 3<sup>rd</sup> street. Luebbe motion to approve. Strauss 2<sup>nd</sup>. All present vote for approval of permit
  2. Review sight triangle question NW corner of 6<sup>th</sup> and Ryan.
    1. Section 8.8. Doesn't comply with current code
  3. Deck for Swimming Pool – 540 Frazier
    1. Above ground pool.
    2. Discussed state regulations. State code applies to commercial or public pools [Title 178 Ch2 005.08 Pool Barrier. Neb.gov. State code requires a fence around a public pool.
      1. Note: Since this is a private pool, the state code doesn't apply.
    3. No Garland municipal code for pools. Reviewing various other municipalities, their codes vary for requirements.
    4. Applicant reported that their insurance provider doesn't require a fence since the above ground pool is 4' tall.. Clarification of distance to the north from property line to pool. Needs to be 48' from centerline of 3<sup>rd</sup> st. Actual is 100'+.
    5. The project does meet existing Garland zoning regulations.
5. New business
  1. Need to recruit another planning commission member
    1. Request village please post notice on village sign, in any mailings and the website.
  2. Code question for fence condition at 51 Frazier St.
    1. Fence covered with perforated plastic sheeting.
    2. Resident explained the purpose of the covering is to reduce dog barking at people passing by the property, and is intended as a temporary measure. Resident also noted that she had discussed with neighbors and there were no objections.
    3. Commissioners noted that the covering is common use for agriculture. Wind and weather will deteriorate the material over time and it may require maintenance or replacement to keep a good appearance.
    4. Code section 8.9 applies. Fence structure was existing and grandfathered in to the code.
      1. 8.9.2 states “no fence erected in a required front yard shall materially obstruct public view”. This is the only portion of the code in question. There is some effect of visual obstruction. The material is perforated so it is not solid.
    2. Commissioners discussed this matter. Strauss motion, Luebbe 2<sup>nd</sup>. Garland

Planning commisison declines to object to the fence as it exists today. All present vote to approve this resolution. The matter is passed on to the Garland Village board for review.

6. No activity on updates to zoning regulations.
7. No announcements
8. Next Meeting: July 27, 2022 at 6:30pm
9. Strauss motion and Jamison 2<sup>nd</sup> to adjourn meeting.
  - <sup>1.</sup> All present vote to adjourn.