

CITY OF FORT CALHOUN PLANNING COMMISSION

JUNE 7, 2010

7:00 P.M.

**AGENDA**

**CALL TO ORDER:**

**ANNOUNCE COMPLIANCE WITH OPEN MEETINGS ACT:**

**ROLL CALL:**

**MINUTES FROM: May 3, 2010**

**PUBLIC HEARINGS:**

1. CONSIDER APPROVAL OF AN APPLICATION FROM MCGOWAN EXCAVATING FOR A REPLAT OF LOT 5 – BLK 1 (SECTION 14, TOWNSHIP 17, RANGE 12) (SOUTHERN HEIGHTS), FORT CALHOUN, NEBRASKA. THE PROPOSED REPLAT WILL SUBDIVIDE ONE LOT INTO TWO.

Written Comments

Public Comments

Close Hearing

2. AN ORDINANCE TO ADOPT REVISIONS TO THE COMPREHENSIVE DEVELOPMENT PLAN MAPS FOR THE CITY OF FORT CALHOUN, NEBRASKA, AS REQUIRED BY ARTICLE 9, CHAPTER 19 OF THE REVISED STATUTES OF NEBRASKA AS AMENDED.

Written Comments

Public Comments

Close Hearing

**COMMITTEE REPORTS:**

1. CAPITAL IMPROVEMENT COMMITTEE:
2. HOUSING AND CODE COMMITTEE:
3. DOWNTOWN DESIGN STANDARDS:
4. LAND USE COMMITTEE:

- ✓ **REVIEW/DISCUSSION:** MAXIMUM SIZE OF A DETACHED GARAGE FOR A SINGLE-FAMILY OR DUPLEX RESIDENTIAL STRUCTURE.

**UNFINISHED BUSINESS:**

1. CONSIDER APPROVAL OF AN APPLICATION FROM MCGOWAN EXCAVATING FOR A REPLAT OF LOT 5 – BLK 1 (SECTION 14, TOWNSHIP 17, RANGE 12) (SOUTHERN HEIGHTS), FORT CALHOUN, NEBRASKA. THE PROPOSED REPLAT WILL SUBDIVIDE ONE LOT INTO TWO.

APPROVE

TABLE FOR FURTHER STUDY

DENIED

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3. REVIEW OF THE CITY OF FORT CALHOUN'S 2011-2016 CAPITAL IMPROVEMENT PROGRAM (CIP) DOCUMENT.

APPROVE

TABLE FOR FURTHER STUDY

DENIED

**NEW BUSINESS:**

PERMITS ISSUED – MAY 1, 2010 THROUGH MAY 31, 2010:

PERMIT TYPE	INDIVIDUAL/COMPANY NAME & ADDRESS AND PERMIT DESCRIPTION
Building	(Permit # C5482) Tim Oelke (1724 Monroe St. – Lot 164) Country Builders (1842 N. Broad St. Fremont, Ne. 68025) adding a 12' x 16' sunroom addition to the west side of the house.
	(Permit # C5483) Craig Schumaker (1405 Court St. – Lots 3 & 4 Blk 72) Remodel - basement adding an office (11' x 14'), bedroom (14' x 14'). Contractor – Self
	(Permit # C5484) Gary Coglizer (112 S. 14 <sup>th</sup> – Lot 8 Blk 50) Replacing stairs on the South side of the Rustic Inn. Contractor – Keith Phillippe 12357 CO. RD. 38, Blair, Ne.
Fence	None
Electrical/Mechanical	(Permit # C5483-E) Craig Schumaker (1405 Court St. – Lots 3 & 4 Blk 72) basement remodel adding 1 new light, replacing 2 existing fluorescent lamps, and 2 switches.
	(Permit # C5483-M) Craig Schumaker (1405 Court St. – Lots 3 & 4 Blk 72) running ductwork from furnace to office
	(Permit # C7409-M1 & M2) McGowan Excavating (538/542 S. 17 <sup>th</sup> St) (Southern Heights Townhouses) installing furnaces and air-conditioning.
Plumbing	(Permit # C7413-S) Wendel Nelson (5277 Moriah Lane – Lot 130) install new septic system.

**PUBLIC COMMENTS:**

**FUTURE AGENDA ITEMS:**

- ✓ Code of Conduct Planning Committee Policies
- ✓ Update on Unkempt Properties

**ADJOURN**

**Please publish Friday, May 14, 2010**

**NOTICE OF PUBLIC HEARINGS**

Notice is hereby given that public hearings will be held before the Fort Calhoun Planning Commission on Monday, June 7, 2010 at 7:00 P.M. at the Fort Calhoun City Hall, 110 South 14<sup>th</sup> Street, Fort Calhoun, Nebraska.

Public hearing will be held, and recommendations made on the following:

CONSIDER APPROVAL OF AN APPLICATION FROM MCGOWAN EXCAVATING FOR A REPLAT OF LOT 5 – BLK 1 (SECTION 14, TOWNSHIP 17, RANGE 12) (SOUTHERN HEIGHTS), FORT CALHOUN, NEBRASKA. THE PROPOSED REPLAT WILL SUBDIVIDE ONE LOT INTO TWO.

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THE FORT CALHOUN CITY COUNCIL WILL HOLD PUBLIC HEARINGS AND ACT UPON THE PLANNING COMMISSION RECOMMENDATIONS AT 7:30 P.M. ON MONDAY, JUNE 21, 2010 AT CITY HALL.

The public is invited to attend. The agenda is kept is kept continuously current and available for inspection in the office of the City Clerk.

Individuals with disabilities may request auxiliary aids & services necessary for participation by contacting the city clerk at 468-5303 not less than 5 days prior to the hearing.

Joy Ruma, Zoning Administrator