

CITY OF FORT CALHOUN PLANNING COMMISSION

JULY 6, 2010

7:00 P.M.

**AGENDA**

**CALL TO ORDER:**

**ANNOUNCE COMPLIANCE WITH OPEN MEETINGS ACT:**

**ROLL CALL:**

**MINUTES FROM: June 7, 2010**

**PUBLIC HEARINGS:**

1. AN ORDINANCE OF THE CITY OF FORT CALHOUN, NEBRASKA TO AMEND ARTICLE 7 "SUPPLEMENTAL SITE DEVELOPMENT REGULATIONS", "ACCESSORY BUILDING" "SECTION 706 (e) TOTAL LOT AREA", OF THE FORT CALHOUN, NEBRASKA ZONING REGULATIONS TO IMPROVE REGULATIONS RELATED TO ACCESSORY BUILDINGS.

Written Comments

Public Comments

Close Hearing

2. AN ORDINANCE TO ADOPT REVISIONS TO THE COMPREHENSIVE DEVELOPMENT PLAN "FUTURE LAND USE MAP" 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:

**UNFINISHED BUSINESS:**

1. AN ORDINANCE OF THE CITY OF FORT CALHOUN, NEBRASKA TO AMEND ARTICLE 7 "SUPPLEMENTAL SITE DEVELOPMENT REGULATIONS", "ACCESSORY BUILDING" "SECTION 706 (e) TOTAL LOT AREA", OF THE FORT CALHOUN, NEBRASKA ZONING REGULATIONS TO IMPROVE REGULATIONS RELATED TO ACCESSORY BUILDINGS.

APPROVE

TABLE FOR FURTHER STUDY

DENIED

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

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**NEW BUSINESS:**

PERMITS ISSUED – JUNE 1, 2010 THROUGH JUNE 30, 2010:

PERMIT TYPE	INDIVIDUAL/COMPANY NAME & ADDRESS AND PERMIT DESCRIPTION
Building	<p><b>(Permit # C7516)</b> Leo Welchert (311 E. Calhoun Dr. – CC Sievers Addition Lot 7 &amp; the S. 15' of Lot 6) Remove old plaster and replace with new drywall, adding insulation. Contractor – Welchert Construction (215 S. 13<sup>th</sup> St. Fort Calhoun)</p> <hr/> <p><b>(Permit # C7521)</b> Country Side Small Clinic (Stevenson St. – Lot 12 – BLK 72) Build a new commercial business (34' x 46') with exam rooms, waiting area, bathroom, utility room, office, kennel, &amp; break room. Contractor - Classic Homes (8063 Redick Ave, Omaha, Ne. 68122)</p> <hr/> <p><b>(Permit # C5487)</b> Christi Barnes (1304 Clay St. – Lots 7 &amp; 8 BLK 8) Remodeling garage into day care facility. Contractor – Self</p> <hr/> <p><b>(Permit # C5485)</b> Wilkinson's Industries, LLC (1112 Madison St. – BLKs 68 &amp; 69) Demo existing patio &amp; stairs; retaining wall and landscape area with plantings, grass, concrete pathways and stairs. Contractor – Michael Hudson "Pave the Way Concrete &amp; Construction Co.</p> <hr/> <p><b>(Permit # C5486)</b> Nancy Coleman (506 N. 14<sup>th</sup> St. – Lots 10 – 12 BLK 88) Erecting a 10' x 12' Tuff Shed.</p> <hr/> <p><b>(Permit # 2013)</b> Jeanne Knight-Welchert (Lot 7) Erect a 4' x 8' For Sale pole sign on Welchert-Knight Commercial Park property.</p>
Fence	<b>None</b>
Electrical/Mechanical	<b>(Permit # C5487-E)</b> Christi Barnes (1304 Clay St. – Lots 7 & 8 BLK 8) Converting garage into day care facility, adding radiant heat, ceiling fans, and lighting. Contractor – Don Exley 1010 Key Circle, Carter Lake Iowa 51510
Plumbing	<b>(Permit # C5487-P)</b> Christi Barnes (1304 Clay St. – Lots 7 & 8 BLK 8) Adding plumbing to garage for day care facility. Adding (2) toilets, (2) sinks, kitchen sink, dishwasher, water heater, and sewer. Contractor - Self

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<b>SUBSTANDARD PROPERTY UPDATE – JUNE 1, 2010 THROUGH JUNE 30, 2010</b>		
Number of Letters Mailed	0	
Number of Signed Receipts	0	
Number of Response Letters	1	
Number of In-Office Visits	0	
Number of Phone Calls Received	0	
<b>Property Address/History</b>	<b>Status</b>	
(223 S. 10 <sup>th</sup> St.) Has until 6/23/2010 to demo house and remove debris.	Committee Response Requested	More time requested – email to Planning Commission dated 6/29/2010
(1109 Madison St. - Lot 15) Property vacant - Unable to contact property owner, deputy unable to serve legal papers, and stated that this property should be condemned because it is a health hazard.	Committee Response Requested	
(309 S. 14 <sup>th</sup> St./Lots 1-8 Blk 107, Lots 7&8 Blk 108, Lots 1 & 2, Blk 121, and Lot 104, Blk 122) Secure house at 309 S. 14 <sup>th</sup> St., and remove trash/debris/dilapidated buildings/abandoned vehicles by Spring 2010.	Pending Inspection	
(311 E. Calhoun Dr.) Permit C5461 (issued 7/8/09) new siding and windows. Permit C7516 (issued 6/21/10) remove plaster and replace with drywall and insulation.	In Process	
(301 S. 10 <sup>th</sup> St.) Repair cracks in the foundation.	Pending Inspection	

**PUBLIC COMMENTS:**

**FUTURE AGENDA ITEMS:**

**August 2** - Rezone remainder of Block 56 CC Addition, Tax Lot 94, and Tax Lot 27

**August 2** - Annexation of TAX LOTS 164, 165, 131, 132, 129, 143, AND 125 (11-17-12)

**Date Pending** - Code of Conduct Planning Committee Policies

**ADJOURN**