

CITY OF FORT CALHOUN PLANNING COMMISSION

AUGUST 2, 2010

7:00 P.M.

AGENDA

CALL TO ORDER:

ANNOUNCE COMPLIANCE WITH OPEN MEETINGS ACT:

ROLL CALL:

MINUTES FROM: July 6, 2010

PUBLIC HEARINGS:

1. AN ORDINANCE TO ANNEX TAX LOTS 164, 165, 131, 132,129, 143, AND 125 (11-17-12). PROPERTIES LOCATED ON THE WEST END OF MONROE STREET.

Written Comments

Public Comments

Close Hearing

2. AN ORDINANCE OF THE CITY OF FORT CALHOUN, NEBRASKA TO REZONE CC CALHOUN CO. ADDITION LOTS 4 THROUGH 12 BLK 56, FROM R-3 TO UC DISTRICT.

Written Comments

Public Comments

Close Hearing

3. AN ORDINANCE OF THE CITY OF FORT CALHOUN, NEBRASKA TO REZONE TAXLOT 94 (PART OF TAXLOT 89) BEHIND THE ABIDING FAITH BAPTIST CHURCH FROM AG TO R-3 DISTRICT.

Written Comments

Public Comments

Close Hearing

4. AN ORDINANCE TO REZONE CITY OF FORT CALHOUN PROPERTY TAXLOT 26 (12-17-12) 31C PC 11 2.5 AC AND NE1/4 SE1/4, TL 27 (12-17-12) 31C-2 PC 2 77.5 AC FROM AGRICULTURAL (AG) TO GENERAL INDUSTRIAL (GI) DISTRICT.

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: Rear yard setback discussion

UNFINISHED BUSINESS:

1. AN ORDINANCE TO ANNEX TAX LOTS 164, 165, 131, 132,129, 143, AND 125 (11-17-12). PROPERTIES LOCATED ON THE WEST END OF MONROE STREET.

APPROVE

TABLE FOR FURTHER STUDY

DENIED

2. AN ORDINANCE OF THE CITY OF FORT CALHOUN, NEBRASKA TO REZONE CC CALHOUN CO. ADDITION LOTS 4 THROUGH 12 BLK 56, FROM R-3 TO UC DISTRICT

APPROVE

TABLE FOR FURTHER STUDY

DENIED

CITY OF FORT CALHOUN PLANNING COMMISSION

AUGUST 2, 2010

7:00 P.M.

AGENDA

3. AN ORDINANCE OF THE CITY OF FORT CALHOUN, NEBRASKA TO REZONE TAXLOT 94 (PART OF TAXLOT 89) BEHIND THE ABIDING FAITH BAPTIST CHURCH FROM AG TO R-3 DISTRICT.

APPROVE

TABLE FOR FURTHER STUDY

DENIED

4. AN ORDINANCE TO REZONE CITY OF FORT CALHOUN PROPERTY TAXLOT 26 (12-17-12) 31C PC 11 2.5 AC AND NE1/4 SE1/4, TL 27 (12-17-12) 31C-2 PC 2 77.5 AC FROM AGRICULTURAL (AG) TO GENERAL INDUSTRIAL (GI) DISTRICT.

APPROVE

TABLE FOR FURTHER STUDY

DENIED

NEW BUSINESS:

1. PERMITS ISSUED – JULY 1, 2010 THROUGH JULY 31, 2010:

PERMIT TYPE	NAME & ADDRESS AND PERMIT DESCRIPTION
Building	(Permit # C5489) Irwin Nelson (1611 Clark St. Lot 4 Blk 11) Replacing old roof with new. Contractor: Matzen Roofing (11174 Ramble Ridge, Blair, Ne.)
	(Permit # C5490) Suzanne Gucciardo (302 S. 15 th St. CC Pruehs Addition Lot 12) Replacing boards on existing deck and adding a 4'x6' addition. Contractor: self.
Fence	(Permit # 2015) Clint & Erin Johnson (519 S. 16 th St. Lot 5 Block 5 So. Hgts.) Installing 4' ornamental aluminum fence around back yard property line. Contractor: Acreage Fence (8635 Military Road, Omaha Ne.)
Electrical/Mechanical	(Permit # C3350-E) Randy Schrum (615 Pioneer Dr. CC Halford's Cherry Hills Lot 1) Installing new receptacle box (shorted out meter socket to house) Contractor: Self
	(Permit # 2014) Great Southern Bank (Electric Time & Temperature Display)(101 N. 14 th St. S. 63' Lots 5 & 6 Blk 39) Removing existing light bulb time & temperature display and installing new LED time & temperature display. Contractor: Schurle Signs Inc. 1219 A E. 23 rd St. Lawrence, KS 66046)
	(Permit # C7413-M) Jill & Wendell Nelson (5277 Moriah Lane – Lot 130) Installing new fireplace. Contractor: Sobota Custom Homes.
Plumbing	None

CITY OF FORT CALHOUN PLANNING COMMISSION

AUGUST 2, 2010

7:00 P.M.

AGENDA

2. SUBSTANDARD PROPERTY UPDATE:

SUBSTANDARD PROPERTY UPDATE – JULY 1, 2010 THROUGH JULY 31, 2010		
Number of Letters Mailed	0	
Number of Signed Receipts	0	
Number of Response Letters	0	
Number of In-Office Visits	0	
Number of Phone Calls Received	0	
Property Address/History	Status	
(223 S. 10 th St.) Has until 6/23/2010 to demo house and remove debris.	Pending	July 19, 2010: CC tabled requesting additional information. July 6, 2010: PC recommended approval of request for additional time. Recommendation to CC is 6 months plus 30 days for total completion of demo and cleanup.
(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.	Pending	July 7, 2010: Spoke to Sheriff Mike Robinson about inspecting this property per recommendation by PC. Sheriff's Department is in the process of trying to locate property owner.
(309 S. 14 th St./Lots 1-8 Blk 107, Lots 7&8 Blk 108, Lots 1 & 2, Blk 121, and Lots 1-4, Blk 122) Secure house at 309 S. 14 th St., and remove trash/debris/dilapidated buildings/abandoned vehicles by Spring 2010.	Pending Inspection	July 13, 2010: Substandard Property Inspection form given to city maintenance.
(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	Nothing to report to date.
(301 S. 10 th St.) Repair cracks in the foundation.	Pending Inspection	July 13, 2010: Substandard Property Inspection form given to city maintenance.

3. PERSPECTIVE PLANNING CONSULTANT PROPOSAL DISCUSSION:

- a. Marvin Planning Consultants: Keith Marvin AICP
- b. Olsson Associates Engineering Firm/Keith Marvin working together with Olsson Associates
- c. JEO Consulting Group, Inc.: David Potter, Senior Community Planner and Terry Meier, Community Development Specialist

APPROVE

TABLE FOR FURTHER STUDY

DENIED

PUBLIC COMMENTS:

FUTURE AGENDA ITEMS: Committee Re-appointments

Date Pending - Code of Conduct Planning Committee Policies

ADJOURN