

CITY OF FORT CALHOUN, NEBRASKA  
PLANNING COMMISSION  
August 3, 2009  
7:00 P.M.  
**AGENDA**

**Call to Order**

**Announce compliance with Open Meetings Act**

**Roll Call**

**Minutes From July 6, 2009**

**Public Hearings:**

1. AN ORDINANCE AMENDING ARTICLE 2 "DEFINITIONS", SECTION 218 OF THE FORT CALHOUN, NEBRASKA ZONING REGULATIONS TO INCLUDE OUTDOOR STORAGE CONTAINERS.

Written Comments

Public Comments

Close Hearing

2. AN ORDINANCE AMENDING ARTICLE 6 "SUPPLEMENTAL USE REGULATIONS", OF THE FORT CALHOUN, NEBRASKA ZONING REGULATIONS TO ALLOW FOR THE USE OF OUTDOOR STORAGE CONTAINERS.

Written Comments

Public Comments

Close Hearing

3. AN ORDINANCE AMENDING ARTICLE 12 "ADMINISTRATION AND PROCEDURES", OF THE FORT CALHOUN, NEBRASKA ZONING REGULATIONS TO INCLUDE "CIVIC" TO THE LIST OF USES REQUIRING SITE PLAN REVIEWS.

Written Comments

Public Comments

Close Hearing

4. AN ORDINANCE AMENDING THE FORT CALHOUN COMPREHENSIVE PLAN TO FIX ERRORS TO THE CITY LIMITS DEPICTED IN THE ANNEXATION PHASING MAP.

Written Comments

Public Comments

Close Hearing

5. AN ORDINANCE TO ANNEX TAX LOTS 79, 154, AND 172 (11-17-12). PROPERTIES LOCATED EAST OF NORTH 13<sup>TH</sup> STREET.

Written Comments

Public Comments

Close Hearing

6. AN ORDINANCE TO ANNEX TAX LOT 94 (11-17-12). PROPERTY LOCATED ADJACENT TO THE ABIDING FAITH BAPTIST CHURCH.

Written Comments

Public Comments

Close Hearing

7. 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

**Committee Reports**

1. **Capital Improvement Committee:**

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**2. Housing and Code Committee:**

**3. Downtown Design Standards: Document Review “New Business”**

**4. Land Use Committee:**

**Unfinished Business**

**1. Recommendation of Ordinances for the revision of the Comprehensive Plan, Zoning Regulations, Annexations, and Capital Improvement Document for the following:**

- Ordinance Amending Article 2 of Zoning Regulations “Definitions”
 

Approve	Table for Further Study	Denied
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- Ordinance Amending Article 6 “Supplemental Use Regulations”
 

Approve	Table for Further Study	Denied
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- Ordinance Amending Article 12 “Administration and procedures”
 

Approve	Table for Further Study	Denied
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- Ordinance Amending the Fort Calhoun Comprehensive Plan Errors Depicted in the Annexation Phasing Map
 

Approve	Table for Further Study	Denied
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- Ordinance for the Annexation of Tax Lots 79, 154, and 172 (11-17-12)
 

Approve	Table for Further Study	Denied
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- Ordinance for the Annexation of Tax Lot 94 (11-17-12)
 

Approve	Table for Further Study	Denied
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- Ordinance for the Annexation of Tax Lots 164, 165, 131, 132, 129, 143, and 125 (11-17-12)
 

Approve	Table for Further Study	Denied
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- Capital Improvements Program 2010-2015 City of Fort Calhoun Document
 

Approve	Table for Further Study	Denied
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**New Business**

**1. Review of Permits issued/pending to date – July 1, 2009 through July 31, 2009:**

PERMIT #	DATE ISSUED	APPLICANT/DESCRIPTION	PERMIT TYPE
C7288	7/6/2009	FT. Calhoun High School (1506 Lincoln St.) 20’ x 40’ addition to the existing weight room.	Building
C5461	7/8/2009	Donald Welchert contractor for Leo Welchert (311 E. Calhoun Dr.) New concrete siding and all new windows for the entire structure plus new doors.	Building

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PERMIT #	DATE ISSUED	APPLICANT/DESCRIPTION	PERMIT TYPE
C5462	7/8/2009	Donald Welchert contractor for Chuck Bradburn (305 N. 9 <sup>th</sup> St.) New concrete siding, changing several windows, repair &/or replace roof.	Building
C5463	7/14/2009	Curt & Anita Shull (513 S. 17 <sup>th</sup> St. – So. Heights) erect a 10' x 13' shed. ON HOLD PENDING LOT CONSOLIDATION REQUEST APPROVAL.	Building

**2. Downtown Design Document Review**

**3. Unkempt Property July 1, 2009 through July 31, 2009 Status:**

Description	Total	Response
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/Owner	Status	Description
1302 Monroe/Lee Anderson	In Process	Demo old garage completed 6/25/09 New garage near completion.
605 Pioneer Dr./John Bruno	Complete	RV moved from the front yard setback.
223 S. 10 <sup>th</sup> St./Gary Burns	In Process	Has until 6/23/2010 to demo house and remove debris.
1405 Lincoln St. & 718 N. 14 <sup>th</sup> St./Jeff Swenson	Under Review	7/29/09 – Jeff Swenson came to City Hall and requested an inspection of his property to make sure the clean up met our expectations.
1109 Madison St. Lot 15/Jean Newton	In Process	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.
Lots 1 – 8 Blk 2/Kelli & Jeff Shaner	In Process	Deadline August 31, 2009 to secure unsafe barn.
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/Robert Sheppard	In Process	Secure house at 309 S. 14 <sup>th</sup> St., and remove trash/debris/dilapidated buildings/abandoned vehicles by September 6, 2009.
13 <sup>th</sup> & Court Lots 7 & 8, Blk 51/Joel & Kim Swanson	No Response	Unsafe building – steps are deteriorating, building hazardous, and door missing exposing water heater.
124 N. 9 <sup>th</sup> St./Clayton Swanson	In Process	He is removing everything from the house and is requesting until January 2010 to demo the house.
1725 Clay St./David Thiede	In Process	Has until 7/31/2009 to clean up trash and debris.
311 E. Calhoun Dr./Leo Welchert	In Process	Donald Welchert – Permit C5461 will be adding new concrete siding and all new windows plus doors to the structure.
301 S. 10 <sup>th</sup> St./Keith Zessin	In Process	Repair cracks in the foundation.

**Public Comments**

**Future Agenda Requests:**

**Adjourn**