

CITY OF FORT CALHOUN, NEBRASKA  
 PLANNING COMMISSION  
 September 8, 2009  
 7:00 P.M.  
**AGENDA**

**Call to Order**

**Announce compliance with Open Meetings Act**

**Roll Call**

**Minutes From August 3, 2009**

**Public Hearings:** NONE

**Committee Reports**

1. **Capital Improvement Committee:**
2. **Housing and Code Committee:**
3. **Downtown Design Standards: Document Discussion**
4. **Land Use Committee:**

**Unfinished Business**

**New Business**

1. **Curt & Anita Shull Pre-application for Administrative Lot Consolidation Review**
2. **Feed Store Outdoor storage container discussion**
3. **Perks Coffee carport or covered patio discussion**
4. **Shawn Damratowski – Discuss possible changes of zoning regulations for changing the old grocery store to a business/residence**
5. **Fort Calhoun Comprehensive Plan Maps Changes Discussion**
6. **Review of Permits issued/pending to date – August 1, 2009 through August 31, 2009:**

PERMIT #	DATE ISSUED	APPLICANT/DESCRIPTION	PERMIT TYPE
C5466	8/17/2009	Sam Ruma (1601 Windsor Way) installing an 8'x16' pergola over existing deck.	Building
C5467	8/18/2009	Duane Sprick (208 N. 14 <sup>th</sup> St. – LOTS 7 & 8 BLK 20) adding a 12'x16' lean-to on the west side of the accessory building. <b>ON HOLD PENDING LOT SURVEY.</b>	Building
2007	8/18/2009	Cheryl Parsons (1005 Monroe St.) concrete parking stalls 12'x30'.	Building
C5468	8/19/2009	Donald Welchert (contractor) for Rick & Tracy Baxter (1709 Clay St.) installing 12'x20' patio cover over existing deck.	Building
C5469	8/19/2009	Donald Welchert (contractor) for Chuck Bradburn (305 N. 9 <sup>th</sup> St.) installing 10'x12' patio cover over existing deck and replacing roof.	Building
C127-E	8/3/2009	Lee Anderson (1302 Monroe St.) electrical service to new garage.	Electric
2008	8/25/2009	Calhoun Repair (John Thompson) (510 N. 14 <sup>th</sup> St.) replacing existing wooden sign pole with metal pole.	Sign
7325	8/20/2009	Home Builders LLC (611 S 16 <sup>th</sup> St. – So. Heights) new S-F residence 4 bedrooms, 3-car attached garage, full finished basement, 1 fireplace, no whirlpool or hot tub, 14'x12' partially covered deck, and covered front porch 6'x7'.	Building
7325-E	8/25/2009	Jane Hewerter (Du-Rite Electric) (611 S. 16 <sup>th</sup> ST. – So. Heights) install temporary services pole for new S-F residence.	Electric
C5470	8/27/2009	Marguerite Crowe (708 N. 14 <sup>th</sup> St.) contractor John Masloskie is replacing two windows in the building. New daycare facility coming soon.	Building

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PERMIT #	DATE ISSUED	APPLICANT/DESCRIPTION	PERMIT TYPE
2009	8/28/2009	Susan Newman (1620 Monroe St.) asphaltting over existing driveway	Driveway
C5471	8/31/2009	John Rathjen (6077 Hwy 75) erecting a 36' x40' accessory building	Building

**7. Unkempt Property August 1, 2009 through August 31, 2009 Status:**

**a. Process Review Update with Darin Wilson**

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
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	Complete	Acknowledgement of completion and appreciation letter sent August 12, 2009.
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. <b>UPDATE: (309 S. 14<sup>th</sup>) Bob Sheppard has cleaned this up and now it needs it to be inspected. (Property behind the fireworks stand) the green house has been removed, and all but one of the semi's, and other items will be gone by November 2009. The semi directly behind the firework stand he will have out by Spring 2010.</b>
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:**

- Paul Lucht & Sons outdoor storage special permit public hearing

**Adjourn**