

CITY OF FORT CALHOUN PLANNING COMMISSION

OCTOBER 4, 2010

7:00 P.M.

**AGENDA**

**CALL TO ORDER:**

**ANNOUNCE COMPLIANCE WITH OPEN MEETINGS ACT:**

**ROLL CALL:**

**MINUTES FROM: September 7, 2010**

**PUBLIC HEARINGS: None**

**COMMITTEE REPORTS:**

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

**UNFINISHED BUSINESS: None**

**NEW BUSINESS:**

1. PERMITS ISSUED – SEPTEMBER 1, 2010 THROUGH SEPTEMBER 30, 2010:

<b>PERMIT TYPE</b>	<b>NAME &amp; ADDRESS AND PERMIT DESCRIPTION</b>
Building	<b>(Permit # C5497)</b> Jeremy Zeigler (301 E. Calhoun Dr. – Lots 9 & 10 BLK 1) Replacing siding on house and shed, and brick walkway with cement. Contractor: Don Welchert
	<b>(Permit # C5498)</b> John Fitzgerald (717 Madison St. – E. 54'.6" and W 72.2' Lot 4 BLK 90) Re-roofing house and garage. Contractor: Terry Matzen Construction 2402 Lincoln, Blair, Ne.
	<b>(Permit #C5499)</b> Jim Clary (908 Court St. – CC Lot 7 & W 8.5' Lot 8 BLK 54) Tear down and replacement of roof. Contractor: Paul Welchert
	<b>(Permit # C5500)</b> Linda Welsher (210 S. 9 <sup>th</sup> St. – N ½ of Lots 7 & 8 BLK 7) cover existing deck railing post with ultra deck rustic sleeves, replace 4x4 posts, and replace wood rail with aluminum railing. Contractor: Self
	<b>(Permit # C5501)</b> Rico Caruso (124 N. 13 <sup>th</sup> St. - Lot 1 BLK 39) Roof replacement on the house and garage and siding window wrap. Contractor: McKinnis Roofing, Blair, Ne.
Fence	None
Electrical/Mechanical	None
Plumbing	<b>None</b>

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2. SUBSTANDARD PROPERTY UPDATE: September 1, 2010 through September 30, 2010

<b>SUBSTANDARD PROPERTY UPDATE – JULY 1, 2010 THROUGH JULY 31, 2010</b>		
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	
<b>Property Address/History</b>	<b>Status</b>	
(223 S. 10 <sup>th</sup> St.)	In Process	<u>September 16, 2010</u> : Certified letter sent to Marcus Ostergaard with 30 notice to comply.
(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	<u>July 7, 2010</u> : 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 <sup>th</sup> 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 <sup>th</sup> St., and remove trash/debris/dilapidated buildings/abandoned vehicles by Spring 2010.	<b>Pending Re-Inspection</b>	<u>September 20, 2010</u> : City Council approved extension to November 15, 2010.  <u>August 30, 2010</u> : Bob requested to November 15, 2010 to complete clean up of property.  <u>August 25, 2010</u> : Inspection completed: City Staff stated two trailers remain on property by the ball fields. Letter sent to Bob Sheppard requesting the trailers be removed with 30 days.  <u>July 13, 2010</u> : 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.

3. ZONING ADMINISTRATOR DESIGNATION – Joy Ruma

**PUBLIC COMMENTS:**

**FUTURE AGENDA ITEMS:**

- **OCTOBER 4, 2010 (Moved to November 1, 2010):** Public Hearing Zoning Map changes, Conditional Use and Conditional Use Permit Definitions amendment, and Revised Schedule of Charges for Local Permits, Applications, and related fees
- **NOVEMBER 1, 2010:** Eric Herbert and Sam Ruma re-appointments

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

**ADJOURN**