

**CITY OF FORT CALHOUN PLANNING COMMISSION**

NOVEMBER 1, 2010

7:00 P.M.

**AGENDA**

**CALL TO ORDER:**

**ANNOUNCE COMPLIANCE WITH OPEN MEETINGS ACT:**

**ROLL CALL:**

**MINUTES FROM:** October 4, 2010

**PUBLIC HEARINGS:**

1. AN ORDINANCE AMENDING ARTICLE 2 "DEFINITIONS" OF THE FORT CALHOUN, NEBRASKA ZONING REGULATIONS TO INCLUDE DEFINITIONS OF "CONDITIONAL USE" AND "CONDITIONAL USE PERMIT" WITHIN THE REGULATIONS.

Written Comments                      Public Comments                      Close Hearing

2. AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF FORT CALHOUN, NEBRASKA, BY UPDATING ZONING CLASSIFICATION CHANGES, AND CORRECTLY SHOW WHERE THE CITY LIMITS BOUNDARIES IS LOCATED.

Written Comments                      Public Comments                      Close Hearing

3. CONSIDER CHANGES AND ADOPTION TO THE REVISED SCHEDULE OF FEES TO ESTABLISH THE AMOUNT OF CERTAIN FEES CHARGED BY THE CITY OF FORT CALHOUN FOR VARIOUS SERVICES INCLUDING BUT NOT LIMITED TO BUILDING AND USE, ZONING, LIQUOR LICENSING, TOBACCO LICENSING, OCCUPATION, PET LICENSING, AND WATER AND SEWER HOOK UP FEES.

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 AMENDING ARTICLE 2 "DEFINITIONS" OF THE FORT CALHOUN, NEBRASKA ZONING REGULATIONS TO INCLUDE DEFINITIONS "CONDITIONAL USE" AND "CONDITIONAL USE PERMIT" WITHIN THE REGULATIONS.

APPROVE                      TABLE FOR FURTHER STUDY                      DENIED

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APPROVE                      TABLE FOR FURTHER STUDY                      DENIED

**NEW BUSINESS:**

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

PERMIT TYPE	NAME & ADDRESS AND PERMIT DESCRIPTION
Building	(Permit # C5502) Aage Jensen (1702 Clark St. – CC Halford's Cherry Hills LOT 19) Re-roofing house and siding. Contractor: Self (roof) John Masloski 4320 Snowdrift Lane, Omaha, Ne. 68112 (siding).
	(Permit # C5503) Marcus Ostergaard (223 S. 10 <sup>th</sup> St. = CC South 69.75' Lot 5 & 6 BLK 67) Demo vacant house. Contractor:
	(Permit # CRF2010-224) Carrie Biesheim (717 Monroe St.) Install new asphalt shingles on house. Contractor: Best Roofing 3201 Renner Dr. – Apt K3, Council Bluffs, Ia. 57501
	(Permit # C5504) Brett Greenough (705 Madison St. – LOTS 1 & 2) Removing and replacing shingles. Contractor: Self

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	<b>(Permit # C5505)</b> Shirley Oliver (405 S. 14 <sup>th</sup> St. – LOTS 1-4 blk 108) Removing and replacing shingles. Contractor: Self
	<b>(Permit # C5506)</b> Jack Rathjen (6077 Hwy 75 – TLS 97) attaching a pole shed to north side of barn. Contractor: Ted Welchert
	<b>(Permit # C5507)</b> Carmine Pane (214 N. 9 <sup>th</sup> – LOTS 7 & 8) Removing and replacing shingles. Contractor: Terry Matzen – Matzen Roofing 11174 Rambleridge Dr. Blair, Ne.
Fence	None
Electrical/Mechanical	None
Plumbing	<b>None</b>

**2. SUBSTANDARD PROPERTY UPDATE:** October 1, 2010 through October 31, 2010

<b>SUBSTANDARD PROPERTY</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.)	<b>Complete</b>	Demo vacant house – October 7, 2010 Marcus Ostergaard (demo will be done by Gary Burns). <b>Completed 10/10/2010</b>
(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>October 18, 2010:</u> City Council and Attorney Jim Egr recommend sending a letter to the financial institution that has the loan on this property.  <u>October 4, 2010:</u> Planning Commission recommends to City Council to escalate removal of the trailer.  <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. (2011 – 2013) RECOMMENDATION OF PLANNING COMMISSION RE-APPOINTMENTS**

- Vice Chair Eric Herbert
- Member Sam Ruma

**PUBLIC COMMENTS:**

**FUTURE AGENDA ITEMS:** December 6, 2010 Annual Comp Plan Review

**ADJOURN**