

September 8, 2009

Chairperson Carter called the regular meeting of the Fort Calhoun Planning Commission to order at 7:03 P.M. Monday, September 8, 2009. Notice of the meeting was given in advance thereof by publication or posting, said forms of notice being designated methods for giving notice, an affidavit of publication or a certification of posting being attached to these minutes.

The agenda packets were distributed to the Chair and Board Members on September 1, 2009. Meetings are open to the public. Chairperson Carter announced a copy of the open meetings law is posted continually for public inspection on the wall in the Council Chambers/Library.

The following answered roll: Ralph Carter, Eric Herbert, Rich Johnson, and Carmine Pane.

Planning Consultant Chris Solberg, AICP, with TSA was present.

Member Herbert made a motion seconded by Member Pane to approve the August 3, 2009 minutes as published, with the exception noted by Chairperson Carter of a typo in the first sentence of the announcement of the Public Hearings; it was now time to conduct, rather than it was not time to conduct the meeting. With members, Herbert, Johnson, Pane, and Carter voting "Aye", motion carried.

**Public Hearings: None**

**Committee Reports:**

- Capital Improvement Committee: Nothing to report.
- Housing and Code: Nothing to report.
- Downtown Design Standards: The Downtown Design Standards document is a direct result of work conducted by Members Eric Herbert and Darin Wilson. This document provides examples of desirable and undesirable elements of buildings; in addition, the guidelines provide a clear direction for future downtown overlay development.
- Land Use Committee: Nothing to report.

**Unfinished Business: None**

**New Business:**

1. Curt and Anita Shull were unable to attend the meeting to discuss the application for Administrative Lot Consolidation of LOTS 2 and 23, BLK 4, TAXLOT 134 (12-17-12) in Southern Heights.
2. Paul Lucht & Sons Feed Store – not present - still assessing the outdoor storage container for additional storage space or if there might be some other option that they could consider.
3. Charlie Genovesi owner of Perks Coffee Shop (509 N. 14<sup>th</sup> Street) and Jim Smith asked the commission if they could apply for a permit to erect a 12' x 28' outdoor canopy or carport that will provide shade over the outdoor tables, rather than using table umbrellas, because the wind topples them over. Planning Consultant Chris Solberg explained that canopy's are allowed, in commercial districts, if the setback for the front yard is at least 5' from the property line, and covers less than 15' of the area required for the front yard, with a vertical clearance of at least 8' 6". However, the section of the lot that Perks Coffee Shop sits on is zoned General Industrial (GI), which is commercial in use, but does not conform to the GI district regulations. Chairperson

Carter commented that the coffee shop building is not its own entity; it sits on a larger tax lot which Charlie Genovesi leases, from Karl and Caren Jensen. The Jensen's should have the lot surveyed by a licensed engineer, and then apply to have the area where the coffee shop sits rezoned as commercial use.

4. Shawn and Kim Damratowski owners of a non-profit business discussed the possibility of running this business as well as having living quarters in the rear and lower level of the building, with the office space at the front of the building located at 106 S. 14<sup>th</sup> Street. Chairperson Carter and Planning Consultant Chris Solberg explained to the Damratowski's, and to their building engineer, that the regulations for downtown residential within the Central Business District requires the living quarters must be above street level. The commission suggested that they have Washington County Building Inspector, Kris Robinson inspect the building to make sure it meets all required codes before they apply for a permit. Then if they decide that they want to pursue this, apply for a permit and go before the Planning Commission, if denied, they could apply for a variance, and appeal to the Board of Adjustments.
5. The ordinance amending the Fort Calhoun Comprehensive Plan to fix errors to the city limits depicted in the Annexation Phasing Map was not approved by City Council last month because there are still areas on this map as well as others in the Comprehensive Plan that need to be corrected. Planning Consultant Chris Solberg provided new maps to the commission, requested them to look them over carefully and provide feedback to him within two weeks.

Chairperson Carter noted the following permits issued August 1, 2009 through August 31, 2009:

- **Building:**
  - Sam Ruma (1601 Windsor Way) installing an 8'x16' pergola over existing deck.
  - Cheryl Parsons (1005 Monroe St.) concrete parking pad 12'x30'.
  - Donald Welchert (contractor) for Rick & Tracy Baxter (1709 Clay St.) installing 12'x20' patio cover over existing deck.
  - Donald Welchert (contractor) for Chuck Bradburn (305 N. 9<sup>th</sup> St.) installing 10'x12' patio cover over existing deck and replacing roof.
  - 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'.
  - Marguerite Crowe (708 N. 14<sup>th</sup> St.) contractor John Masloskie is replacing two windows in the building. New daycare facility coming soon.
  - John Rathjen (6077 Hwy 75) erecting a 36'x40' accessory building.
- **Electrical/Plumbing:**
  - Lee Anderson (1302 Monroe St.) electrical service to new garage.
  - Jane Hewerter (Du-Rite Electric) (611 S. 16<sup>th</sup> ST. – So. Heights) install temporary services pole for new S-F residence.
- **Fence:** NONE
- **Sign:**
  - Calhoun Repair (John Thompson) (510 N. 14<sup>th</sup> St.) replacing existing wooden sign pole with metal pole.

**Public Comments:** None

**Future Agenda Requests:** None

**Adjourn:** Member Johnson made a motion seconded by Member Carter to adjourn, with all members voting "Aye", the meeting adjourned at 8:27 P.M.