

City of Fort Calhoun – Planning Commission

January 3, 2012

Chairperson Herbert called the regular meeting of the Fort Calhoun Planning Commission to order at 7:00 P.M. Tuesday, January 3, 2012. 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 December 29, 2011. Meetings are open to the public. Chairperson Herbert 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 call: Sam Ruma, Rich Johnson, Ralph Carter, Carmine Pane, and Eric Herbert.

Member Pane made a motion seconded by Member Johnson to approve the December 5, 2011 minutes as published. With all members voting "Aye", motion carried.

Public Hearing(s):

1. At 7:02 P.M. Chairperson Herbert stated in accordance with the published notice, it was now time to conduct the public hearing relative to hearing support of or protest against the AN ORDINANCE REVISING FLOODWAY AND FLOOD FRINGE DISTRICTS; DEFINING THE SAME; ADOPTING THE FLOOD INSURANCE RATE MAP (FIRM) AND FEDERAL INSURANCE ADMINISTRATION'S FLOOD INSURANCE STUDY (FIS); AND ILLUSTRATIVE MATERIALS DATED JANUARY 6, 2012; AND SETTING FORTH REGULATIONS THEREOF. No written comments were received. With no other discussion, the hearing closed at 7:03 P.M.

Committee Reports: Nothing to report from the Capital Improvement, Housing & Code, Downtown Design Standards, & Land Use Committees.

Unfinished Business:

1. After discussion of the Zoning Overlay District Model Floodplain Management Ordinance 60.3(d), Member Pane made a motion, seconded by Member Johnson to table this until the next regular meeting, requesting further clarification of someone with Floodplain Management expertise to come to the meeting and clearly explain this ordinance and the maps. Chairperson Herbert stated there should be digital maps available, and through GIS, those maps would be much easier to read and understand. Chairperson Herbert also asked for clarification of the last sentence in Section 2.0 General Provisions, Item 2.9 APPEAL, asking if it shouldn't state, The Board of Adjustment may grant or deny rather than; The Board of Adjustment to deny such request by appropriate resolution adopted within (30) days after such application to the Fort Calhoun Board of Adjustment. Member Carter stated the Board of Adjustments realm of jurisdiction does not include considering all technical evaluation, all relevant factors, and standards specified in other sections of this ordinance, as stated in Section 8.0 Variance Procedures, Item 8.4., and should be corrected. The Commission also agreed the references in this ordinance as "local administrator and/or his/her designee" should be the person who administers building permits, which is the Zoning Administrator. With members Carter, Pane, Herbert, Ruma, and Johnson voting "Aye", motion carried.
2. The commission was updated on Doug Cook's addressing process, as it was reported by David Genoways at the December 19, 2011 City Council meeting. The commission still believes that an address should be provided and documented on the permit when issued, especially for E-911 emergency information.

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New Business:

Jim Clary reviewed with the commission his plans for a 24' x 36' detached garage.

PERMITS: Chairperson Herbert duly noted the permits issued December 1 through December 31, 2011, were reviewed:

(ROOF/SIDING & GUTTERS): Danley Mills (302 N. 10th Ave), Gene Sill (121 N. 9th St.), & John Camenzind (419 N. 14th St.)

(Deck): McGowan Properties (505 S. 17th St.)

(Electrical) (Fixtures): Larry Stratbucker (4204 Hwy 75)

(Mechanical) (A/C Units): D & W Fine Pack (1112 Madison St.) & McGowan Properties (505 S. 17th St.) & **(Fireplace):** McGowan Properties (505 S. 17th St.)

Substandard Property Update: Nothing to report

Public Comments: None

Future Agenda Item(s):

Adjourn: Member Pane made a motion seconded by Member Johnson to adjourn, with all members voting "Aye", the meeting adjourned at 7:53 P.M.

Joy Ruma, Planning and Zoning Administrator