

## City of Fort Calhoun – Planning Commission

January 4, 2010

Chairperson Carter called the regular meeting of the Fort Calhoun Planning Commission to order at 6:59 P.M. Monday, January 4, 2010. 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 31, 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 call: Carter, Herbert, Johnson, Pane, and Ruma.

Planning Consultant Chris Solberg, AICP, with TSA was unable to attend.

Member Pane made a motion seconded by Member Ruma to approve the December 7, 2009 minutes as published. With members, Herbert, Johnson, Pane, Carter, and Ruma voting "Aye", motion carried.

### **Public Hearings:**

At 7:02 P.M. Chairperson Carter 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 proposed ordinance amendments to the Zoning Regulations and the Municipal Code, presented in the following order:

1. AN ORDINANCE OF THE CITY OF FORT CALHOUN, NEBRASKA ADOPTING A NEW CHAPTER OF THE FORT CALHOUN MUNICIPAL CODE PERTAINING TO DOWNTOWN DESIGN GUIDELINES FOR DEVELOPMENTS WITHIN THE FORT CALHOUN DOWNTOWN DESIGN OVERLAY DISTRICT.
2. AN ORDINANCE AMENDING ARTICLES 3 "USE TYPES", AND 6 "SUPPLEMENTAL USE REGULATIONS", OF THE FORT CALHOUN, NEBRASKA ZONING REGULATIONS TO MODIFY REGULATIONS RELATED TO BED AND BREAKFAST USE TYPES.
3. AN ORDINANCE AMENDING ARTICLE 6 "SUPPLEMENTAL USE REGULATIONS", OF THE FORT CALHOUN, NEBRASKA ZONING REGULATIONS TO MODIFY REGULATIONS RELATED TO TOWN CENTER RESIDENTIAL USES.

There were no written comments received, nor any public comments, pertaining to the ordinances for this hearing. Chairperson Carter noted there was an incomplete sentence in the Downtown Design Guidelines Ordinance that would need to be edited before sending it to City Council, and declared the public hearing closed at 7:15 P.M.

### **Committee Reports:**

- Capital Improvement Committee: Nothing to report.
- Housing and Code: Waiting further instructions from City Council on the Substandard Housing Inspection form.
- Downtown Design Standards: Nothing to report.
- Land Use Committee: Nothing to report.

**Unfinished Business:**

1. Recommendations to the ordinances are as follows:
  - a. Member Herbert made a motion, seconded by member Pane to recommend approval AN ORDINANCE OF THE CITY OF FORT CALHOUN, NEBRASKA ADOPTING A NEW CHAPTER OF THE FORT CALHOUN MUNICIPAL CODE PERTAINING TO DOWNTOWN DESIGN GUIDELINES FOR DEVELOPMENTS WITHIN THE FORT CALHOUN DOWNTOWN DESIGN OVERLAY DISTRICT. With members Johnson, Pane, Carter, Ruma, and Herbert voting “Aye”, motion carried.
  - b. Member Pane made a motion, seconded by member Johnson to recommend approval AN ORDINANCE AMENDING ARTICLES 3 “USE TYPES”, AND 6 “SUPPLEMENTAL USE REGULATIONS”, OF THE FORT CALHOUN, NEBRASKA ZONING REGULATIONS TO MODIFY REGULATIONS RELATED TO BED AND BREAKFAST USE TYPES. With members Pane, Carter, Ruma, Herbert, and Johnson voting “Aye”, motion carried.
  - c. Member Pane made a motion, seconded by member Ruma to recommend approval AN ORDINANCE AMENDING ARTICLES 3 “USE TYPES”, AND 6 “SUPPLEMENTAL USE REGULATIONS”, OF THE FORT CALHOUN, NEBRASKA ZONING REGULATIONS TO MODIFY REGULATIONS RELATED TO BED AND BREAKFAST USE TYPES. With members Carter, Ruma, Herbert, Johnson, and Pane voting “Aye”, motion carried.
2. Member Pane made a motion, seconded by Member Johnson to TABLE FOR FURTHER STUDY, the review/discussion on accessory building setback requirements in the AG and TA Zones, until after the Land Use Committee and City Council Member Darin Wilson meet this month. With members Ruma, Herbert, Johnson, Pane, and Carter voting “Aye”, motion carried.
3. Member Pane made a motion, seconded by Member Ruma to TABLE FOR FURTHER STUDY, AMENDING ARTICLE 3 “PROCEDURES AND ADMINISTRATION”, OF THE FORT CALHOUN, NEBRASKA SUBDIVISION REGULATIONS TO INCLUDE REGULATIONS RELATED TO RE-PLATS. Pending documentation from Planning Consultant Chris Solberg. With members Herbert, Johnson, Pane, Carter, and Ruma voting “Aye”, motion carried.

**New Business:**

Chairperson Carter noted the following permits issued December 1, 2009 through December 31, 2009: McGowan Excavating – New 2-Residential Townhomes (538 and 542 N. 17<sup>th</sup> St.) Southern Heights; and Sobota Custom Homes – New S-F (TAX LOT 130 – Moriah Lane).

**Public Comments:** Sandy Kucera thanked the members for amending the TC Zoning Regulations.

**Future Agenda Requests:** Discuss/review Planning Commission By-law revisions – First Quarter 2010.

Member Johnson made a motion seconded by Herbert to adjourn, with all members present voting “Aye”, the meeting adjourned at 7:38 P.M.

**Joy Ruma, Planning and Zoning Administrative Assistant**