

City of Fort Calhoun – Planning Commission

May 5, 2010

Vice Chairperson Herbert called the regular meeting of the Fort Calhoun Planning Commission to order at 7:00 P.M. Monday, May 5, 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 April 30, 2010. Meetings are open to the public. Vice 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: Eric Herbert, Rich Johnson, Carmine Pane, and Sam Ruma. Chairperson Ralph Carter absent.

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

Member Johnson made a motion seconded by Member Ruma to approve the April 5, 2010 minutes as published. With members, Herbert, Johnson, Pane, and Ruma voting "Aye", Member Carter absent, motion carried.

Public Hearings:

At 7:02 P.M. Vice 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 proposed ordinance amendments to the Zoning Regulations and the Municipal Code.

Before beginning the hearing, Chairperson Herbert stated if anyone wished to speak during the hearing, they must state their name for the record, and they would be allowed five minutes to speak. The ordinances were presented in the following order:

1. AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF FORT CALHOUN, NEBRASKA, TO ANNEX TAX LOTS 172, 79, AND 154 (11-17-12). PROPERTIES LOCATED EAST OF NORTH 13TH STREET belong to:
 - LOTS 79 & 172 – Clint and Cassi Lewis (Edmond Talbot represented the Lewis's)
 - LOT 154 – Duane Sprick

2. AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF FORT CALHOUN, NEBRASKA, TO ANNEX TAX LOTS 164, 165, 131, 132, 129, 143, AND 125 (11-17-12). PROPERTIES LOCATED ON THE WEST END OF MONROE STREET.
 - LOTS 129 & 131 – Agnes Smith (not present)
 - LOT 143 – Nick and Amy Schuler
 - LOT 165 – Justin and Audrey Shirley
 - LOT 125 – Mark and Kathryn Alshouse
 - LOTS 132 & 164 – Tim and Cheri Oelke

A majority of the property owners opposed the annexations unanimously because their taxes will go up, they will have to pay fees for hooking up to city services, and some mentioned that their properties are agricultural in nature, rather than urban in nature. Vice Chairperson Herbert stated that the current use of the property would not change. After the committee received and

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responded to public comments, Vice Chairperson Herbert announced the hearing closed at 7:31 P.M.

Committee Reports:

- Capital Improvement Committee: The CIP Committee met April 26, 2010, to review and discuss recommendations on water/sewer/street and equipment needs to stay consistent with the Comprehensive Plan.
- Housing and Code: Nothing to report.
- Downtown Design Standards: Nothing to report.
- Land Use Committee: Nothing to report yet pertaining to the maximum size of a detached garage for S-F or duplex residential.

Unfinished Business:

Recommendations to the ordinances are as follows:

1. Member Herbert made a motion, seconded by member Pane to recommend approval of AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF FORT CALHOUN, NEBRASKA, TO ANNEX TAX LOTS 172, 79, AND 154 (11-17-12). PROPERTIES LOCATED EAST OF NORTH 13TH STREET. With members Johnson, Ruma, and Herbert voting “Aye”, Member Pane opposed, and Member Carter absent, motion carried.
2. Member Pane made a motion, seconded by member Johnson to recommend approval of AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF FORT CALHOUN, NEBRASKA, TO ANNEX TAX LOTS 164, 165, 131, 132, 129, 143, AND 125 (11-17-12). PROPERTIES LOCATED ON THE WEST END OF MONROE STREET. With members Ruma, Herbert, and Johnson voting “Aye”, Member Pane opposed, and Member Carter absent, motion carried.

Amendments to several of the Comprehensive Plan maps except for the Zoning map are complete. A public hearing scheduled for June.

New Business:

1. Member Pane made a motion, seconded by Member Johnson to Table for Further Study the proposed ordinance amending Article 4 “Zoning District Regulations”, of The Fort Calhoun, Nebraska Zoning Regulations to include regulations for a Rural Residential District. With members Pane, Ruma, Herbert, Johnson, voting “Aye”, and Member Carter absent, motion carried.
 - Rural Residential District (RR) allows limited residential development on lands in predominantly agricultural areas not suited for agricultural production or, due to the proposed location, would have limited impact on agricultural production.
 - The number of lots, the size and location will be limited to minimize the impact associated to rural residential development.
 - (RR) Land Use Category: provides low-density residential neighborhoods of approximately 0.5 to 4.0 units per acre.

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2. RESOLUTION NO. 2010-03 CITY OF FORT CALHOUN COUNCIL POLICY STATEMENT ELECTED OFFICIALS CODE OF DECORUM was given to the Planning Committee. This document will replace the Planning Committee By-Laws, and be referred to as the Planning Committee Policies document.
3. Vice Chairperson Herbert noted the following permits issued April 1, 2010 through April 30, 2010: Mike Smith (123 S. 10th St. – S. 83.5 Lots 5 & 6) reroof and side 30' x 10' lean-to, (Contractor – Self); Josh Christensen (Tax Lot 184 – Daylily Lane) New S-F residence with covered front stoop (8' x 32') with 3-bedrooms, 3-car attached garage, full unfinished basement, covered rear deck (14'x15'), uncovered (12'x17'), 1-whirlpool tub, & 1-fireplace, (Contractor – Self).

Public Comments: Nick Schuler said these annexations would have made more sense if the city would have more of a strategic plan in place, rather than just say its part of our Comprehensive Plan, and offer an incentive to property owners, such as a tax break.

Future Agenda Requests: Reporting on unkempt property update.

Member Pane made a motion seconded by Member Johnson to adjourn, with all members present voting “Aye”, the meeting adjourned at 8:20 P.M.

Joy Ruma, Planning and Zoning Administrative Assistant