

## City of Fort Calhoun – Planning Commission

July 5, 2011

Chairperson Herbert called the regular meeting of the Fort Calhoun Planning Commission to order at 7:01 P.M. Monday, July 5, 2011. 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 June 30, 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: Ralph Carter, Eric Herbert, Rich Johnson, and Sam Ruma. Member Carmine Pane was absent.

Member Carter made a motion seconded by Member Ruma to approve the June 6, 2011 minutes as published. With members Herbert, Johnson, Ruma, and Carter, voting "Aye", and Member Pane absent, motion carried.

**Public Hearings:** None

**Committee Reports:** Capital Improvement Meeting held June 8, 2011. The amended CIP document is not available for distribution yet. Nothing to report for the Housing & Code, Downtown Design Standards, & Land Use Committee.

**Unfinished Business:** None

### **New Business:**

1. Lot Consolidation discussion with property owners Larry and Kate Dredla:
  - The applicants are proposing to consolidate two existing (adjacent) lots into one lot. The property is within the R-1 Residential Zoning District of Southern Heights. After review of the Findings of Facts presented to the Commission, along with analysis and recommendation submitted by Keith Marvin, AICP, the commission agreed that consolidation of two adjacent lots poses no problems, unlike the consolidation of a "Double Frontage Lot", or a "Through Lot". The applicants were instructed to submit their application for the consolidation.
2. Chairperson Herbert noted the following permits issued June 1 through June 30, 2011 were reviewed:  
Rico Caruso (Tax Lot 157 - Co. Rd. P43): New S-F Residence (Contractor): Rich Gochanour;  
Community Memorial Hospital (P43 & HWY 75.): New Clinic (Contractor): Graham Construction, Inc., (Contractor): Hillner Electric, & (Contractor): Prince Plumbing; McGowan Excavating (1109 Madison St. – Lot 15) Re-siding Trailer; Jim Gautreau (105 N. 9<sup>th</sup> St.) Adding fireplace, and electrical to new addition (Contractor) Lumbermen's Brick & (Contractor) Ark Electric, Inc.
3. Substandard Property: Nothing to Report.

**Public Comments:** None

**Future Agenda Item(s):**

**Adjourn:** Member Carter made a motion seconded by Member Ruma to adjourn, with all members present voting "Aye", the meeting adjourned at 7:27 P.M.

**Joy Ruma, Planning and Zoning Administrator**