

## City of Fort Calhoun – Planning Commission

July 6, 2010

Chairperson Carter called the regular meeting of the Fort Calhoun Planning Commission to order at 7:00 P.M. Tuesday, July 6, 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 July 2, 2010. 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: Ralph Carter, Eric Herbert, Rich Johnson, Carmine Pane, and Sam Ruma.

Member Pane made a motion seconded by Member Herbert to approve the May 3 and June 7, 2010 minutes as published. With members, Ruma, Johnson, Carter, Pane, and Herbert voting "Aye", motion carried.

### **Public Hearings:**

1. 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, opposition, criticism, suggestions, or observations relating to AN ORDINANCE OF THE CITY OF FORT CALHOUN, NEBRASKA TO AMEND ARTICLE 7 "SUPPLEMENTAL SITE DEVELOPMENT REGULATIONS", "ACCESSORY BUILDING" "SECTION 706 (e) TOTAL LOT AREA", OF THE FORT CALHOUN, NEBRASKA ZONING REGULATIONS TO IMPROVE REGULATIONS RELATED TO ACCESSORY BUILDINGS.

### **Current** 706(e) Total Lot Area regulations:

With the exception of a detached garage, the total of all accessory buildings shall not exceed 1.5% of total lot area within a TA, R-1, R-2, R-3, MH, or UC district. The maximum size of a detached garage for a single-family or duplex residential structure shall be the larger of 600 square feet or 25% of the building coverage of the main residential structure. All buildings on the site, taken together, must comply with the building coverage requirements for the zoning district.

### **Amended:**

*With the exception of a detached garage, the total of all accessory buildings shall not exceed 1.5% of total lot area within a TA, R-1, R-2, R-3, MH, or UC district. **The maximum size of a detached garage for a single-family or duplex residential structure in the R-1,R-2,R-3, MH and UC Districts shall not exceed the larger of 900 square feet for lots less than one acre in size and 1200 square feet for lots exceeding one acre in size. A detached garage may exceed these maximums subject to approval of a Conditional Use Permit and other requirements of this section.***

Chairperson Carter asked if any written comments had been received: None

Chairperson Carter then asked if anyone present who wished to be heard concerning this amendment: None

There being no comments, Chairperson Carter closed the hearing for item number one.

2. AN ORDINANCE TO ADOPT REVISIONS TO THE COMPREHENSIVE DEVELOPMENT PLAN "FUTURE LAND USE MAP" FOR THE CITY OF FORT CALHOUN, NEBRASKA, AS REQUIRED BY ARTICLE 9, CHAPTER 19 OF THE REVISED STATUTES OF NEBRASKA AS AMENDED.

Chairperson Carter asked if any written comments had been received: None

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Chairperson Carter then asked if anyone present who wished to be heard concerning this amendment: None  
 There being no comments, Chairperson Carter declared the public hearing closed at 7:04 p.m.

**Committee Reports:**

- Capital Improvement Committee: Nothing to report
- Housing and Code: Nothing to report
- Downtown Design Standards: Nothing to report
- Land Use Committee: Nothing to report

**Unfinished Business:**

Recommendations to the ordinances are as follows:

1. Member Pane made a motion, seconded by Member Ruma to recommend approval of AN ORDINANCE OF THE CITY OF FORT CALHOUN, NEBRASKA TO AMEND ARTICLE 7 “SUPPLEMENTAL SITE DEVELOPMENT REGULATIONS”, “ACCESSORY BUILDING” “SECTION 706 (e) TOTAL LOT AREA”, OF THE FORT CALHOUN, NEBRASKA ZONING REGULATIONS TO IMPROVE REGULATIONS RELATED TO ACCESSORY BUILDINGS. With members Johnson, Carter, Pane, Herbert, and Ruma voting “Aye”, motion carried.
2. Member Herbert made a motion, seconded by Member Carter to recommend approval of AN ORDINANCE TO ADOPT REVISIONS TO THE COMPREHENSIVE DEVELOPMENT PLAN “FUTURE LAND USE MAP” FOR THE CITY OF FORT CALHOUN, NEBRASKA, AS REQUIRED BY ARTICLE 9, CHAPTER 19 OF THE REVISED STATUTES OF NEBRASKA AS AMENDED. With members Carter, Pane, Herbert, Ruma, and Johnson, voting “Aye”, motion carried.

**New Business:**

**Permits Issued: June 1, 2010 through June 30, 2010**

| PERMIT TYPE   | INDIVIDUAL/COMPANY NAME & ADDRESS AND PERMIT DESCRIPTION  |
|---|---|
| Building  | <b>(Permit # C7516)</b> Leo Welchert (311 E. Calhoun Dr. – CC Sievers Addition Lot 7 & the S. 15' of Lot 6) Remove old plaster and replace with new drywall, adding insulation. Contractor – Welchert Construction (215 S. 13 <sup>th</sup> St. Fort Calhoun)                       |
|   | <b>(Permit # C7521)</b> Country Side Small Clinic (Stevenson St. – Lot 12 – BLK 72) Build a new commercial business (34' x 46') with exam rooms, waiting area, bathroom, utility room, office, kennel, & break room. Contractor - Classic Homes (8063 Redick Ave, Omaha, Ne. 68122) |
|   | <b>(Permit # C5487)</b> Christi Barnes (1304 Clay St. – Lots 7 & 8 BLK 8) Remodeling garage into day care facility. Contractor – Self   |
|   | <b>(Permit # C5485)</b> Wilkinson's Industries, LLC (1112 Madison St. – BLKs 68 & 69) Demo existing patio & stairs; retaining wall and landscape area with plantings, grass, concrete pathways and stairs. Contractor – Michael Hudson “Pave the Way Concrete & Construction Co.    |
|   | <b>(Permit # C5486)</b> Nancy Coleman (506 N. 14 <sup>th</sup> St. – Lots 10 – 12 BLK 88) Erecting a 10' x 12' Tuff Shed.   |
| <b>(Permit # 2013)</b> Jeanne Knight-Welchert (Lot 7) Erect a 4' x 8' For Sale pole sign on Welchert-Knight Commercial Park property. |   |

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|                       |   |
|-----------------------|---|
| Fence                 | <b>None</b>   |
| Electrical/Mechanical | <b>(Permit # C5487-E)</b> Christi Barnes (1304 Clay St. – Lots 7 & 8 BLK 8) Converting garage into day care facility, adding radiant heat, ceiling fans, and lighting. Contractor – Don Exley 1010 Key Circle, Carter Lake Iowa 51510 |
| Plumbing              | <b>(Permit # C5487-P)</b> Christi Barnes (1304 Clay St. – Lots 7 & 8 BLK 8) Adding plumbing to garage for day care facility. Adding (2) toilets, (2) sinks, kitchen sink, dishwasher, water heater, and sewer. Contractor - Self      |

**Substandard Property Update for June 1, 2010 through June 30, 2010:**

|  |   |
|--|---|
| (223 S. 10 <sup>th</sup> St.) <b>G. Burns</b>  | Had until 6/23/2010 to demo house/shed and clean up debris.<br><b>Recommendation to City Council for approval of an additional 6-month timeframe, plus 30 days to complete demo. Status: Pending decision of City Council</b> |
| (1109 Madison St. - Lot 15) <b>J. Newton</b>   | Property vacant - Unable to contact property owner, deputy unable to serve legal papers, and stated that this property should be condemned because it is a health hazard. <b>Status pending decision of City Council</b>      |
| (309 S. 14 <sup>th</sup> St./Lots 1-8 Blk 107, Lots 7&8 Blk 108, Lots 1 & 2, Blk 121, and Lot 104, Blk 122) <b>B. Sheppard</b> | Remove trash/debris/dilapidated buildings/abandoned vehicles by Spring 2010. <b>Status: Pending inspection</b>  |
| (311 E. Calhoun Dr.) <b>L. Welchert</b>  | Permit C5461 (issued 7/8/09) new siding and windows.<br>Permit C7516 (issued 6/21/10) remove plaster and replace with drywall and insulation.<br><b>Status: Work in process</b>   |
| (301 S. 10 <sup>th</sup> St.) <b>K. Zessin</b>   | Repair cracks in the foundation. <b>Status: Pending inspection</b>  |

Member Pane made a motion, seconded by Member Carter to recommend approval of a new Housing & Code Complaint form that the public can fill out. With members Herbert, Johnson, Pane, Carter, and Ruma voting “Aye”, motion carried.

**Public Comments:** Tim Oelke stated that the annexation will be on the agenda again next month, so he would like to invite the committee members to come up to his property to see that some of the properties included in this annexation are not “urban in nature”.

**Future Agenda Requests:**

**August 2** - Rezone remainder of Block 56 CC Addition, Tax Lot 94, and Tax Lot 27

**August 2** - Annexation of TAX LOTS 164, 165, 131, 132, 129, 143, AND 125 (11-17-12)

**Date Pending** - Code of Conduct Planning Committee Policies

**Adjourn:** Member Johnson made a motion seconded by Member Pane to adjourn, with all members present voting “Aye”, the meeting adjourned at 8:10 P.M.

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