

City of Fort Calhoun – Planning Commission

August 2, 2010

Chairperson Carter called the regular meeting of the Fort Calhoun Planning Commission to order at 7:01 P.M. Monday, August 2, 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 30, 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 Johnson made a motion seconded by Member Herbert to approve the July 6, 2010 minutes as published. With members, Ruma, Johnson, Carter, Pane, and Herbert voting "Aye", motion carried.

Public Hearings:

1. At 7:03 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 TO ANNEX TAX LOTS 164, 165, 131, 132,129, 143, AND 125 (11-17-12). PROPERTIES LOCATED ON THE WEST END OF MONROE STREET.

Chairperson Carter asked if any written comments were received. None. Chairperson Carter then asked if there were any public comments concerning the proposed ordinance. Tim Oelke asked that his properties (Lots 132 & 164) be excluded from the annexation, because he does not feel that his property is urban in nature. Chairperson Carter stated to Tim that, he could continue to grow his wild grasses and vegetables even after the annexation; nothing about the use of the land will change. Vice Chairperson Herbert reminded Tim that his property is adjacent to existing boundaries of the city, right along with the rest of the properties in this annexation. They are urban or suburban in nature, and annexation is a vital part of economic development and growth for our community. With there being no other comments, Chairperson Carter closed the hearing and moved to the next hearing at 7:24 P.M.

2. Chairperson Carter asked if any written comments were received. None. Chairperson Carter then asked if there were any public comments concerning the proposed ORDINANCE OF THE CITY OF FORT CALHOUN, NEBRASKA TO REZONE CC CALHOUN CO. ADDITION LOTS 4 THROUGH 12 BLK 56, FROM R-3 TO UC DISTRICT. Hearing none, Chairperson Carter closed the hearing and moved to the next hearing item at 7:25 P.M.
3. Chairperson Carter asked if any written comments were received. None. Chairperson Carter then asked if there were any public comments concerning the proposed ORDINANCE OF THE CITY OF FORT CALHOUN, NEBRASKA TO REZONE TAXLOT 94 (PART OF TAXLOT 89) BEHIND THE ABIDING FAITH BAPTIST CHURCH FROM AG TO R-3 DISTRICT. Hearing none, Chairperson Carter closed the hearing and moved to the next hearing item at 7:25 P.M.
4. Chairperson Carter asked if any written comments were received. None. Chairperson Carter then asked if there were any public comments concerning the proposed ORDINANCE TO REZONE CITY OF FORT CALHOUN PROPERTY TAXLOT 26 (12-17-12) 31C PC 11 2.5 AC AND NE1/4 SE1/4, TL 27 (12-17-12) 31C-2 PC 2 77.5 AC FROM AGRICULTURAL (AG) TO GENERAL INDUSTRIAL (GI) DISTRICT. Hearing none, Chairperson Carter declared the public hearing closed at 7:26 P.M.

Committee Reports:

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

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- Land Use Committee: Jim Clary asked the committee if they would amend the rear yard setback, which currently is 8 feet. He would like to build a 14' x 14' brick shed closer than 8' to his property line. After discussion, the Planning Commission agreed unanimously no changes would be made to the rear yard setback.

Unfinished Business:

Recommendations to the ordinances are as follows:

1. Member Pane made a motion seconded by Member Johnson to recommend approval of the ordinance as written, rather than excluding LOTS 132 & 164. Recommend approval of AN ORDINANCE 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 Johnson, Carter, Pane, Herbert, and Ruma voting "Aye", motion carried.
2. Member Herbert made a motion, seconded by Member Ruma to recommend approval of AN ORDINANCE OF THE CITY OF FORT CALHOUN, NEBRASKA TO REZONE CC CALHOUN CO. ADDITION LOTS 4 THROUGH 12 BLK 56, FROM R-3 TO UC DISTRICT. With members Carter, Pane, Herbert, Ruma, and Johnson, voting "Aye", motion carried.
3. Member Johnson made a motion, seconded by Member Herbert to recommend approval of AN ORDINANCE OF THE CITY OF FORT CALHOUN, NEBRASKA TO REZONE TAXLOT 94 (PART OF TAXLOT 89) BEHIND THE ABIDING FAITH BAPTIST CHURCH FROM AG TO R-3 DISTRICT. With members Pane, Carter, Ruma, Herbert, and Johnson, voting "Aye", motion carried.
4. Member Pane made a motion, seconded by Member Ruma to recommend approval of AN ORDINANCE TO REZONE CITY OF FORT CALHOUN PROPERTY TAXLOT 26 (12-17-12) 31C PC 11 (2.5 AC) AND NE1/4 SE1/4, TL 27 (12-17-12) 31C-2 PC 2 (77.5 AC) FROM AGRICULTURAL (AG) TO GENERAL INDUSTRIAL (GI) DISTRICT. With members Ruma, Herbert, Johnson, Pane, and Carter, voting "Aye", motion carried.

New Business:

1. Permits Issued: July 1, 2010 through July 31, 2010

PERMIT TYPE	NAME & ADDRESS AND PERMIT DESCRIPTION
Building	(Permit # C5489) Irwin Nelson (1611 Clark St. Lot 4 Blk 11) Replacing old roof with new. Contractor: Matzen Roofing (11174 Ramble Ridge, Blair, Ne.)
	(Permit # C5490) Suzanne Gucciardo (302 S. 15 th St. CC Pruehs Addition Lot 12) Replacing boards on existing deck and adding a 4'x6' addition. Contractor: self.
Fence	(Permit # 2015) Clint & Erin Johnson (519 S. 16 th St. Lot 5 Block 5 So. Hgts.) Installing 4' ornamental aluminum fence around back yard property line. Contractor: Acreage Fence (8635 Military Road, Omaha Ne.)
Electrical/Mechanical	(Permit # C3350-E) Randy Schrum (615 Pioneer Dr. CC Halford's Cherry Hills Lot 1) Installing new receptacle box (shorted out meter socket to house) Contractor: Self
	(Permit # 2014) Great Southern Bank (Electric Time & Temperature Display)(101 N. 14 th St. S. 63' Lots 5 & 6 Blk 39) Removing existing light bulb time & temperature display and installing new LED time & temperature display. Contractor: Schurle Signs Inc. 1219 A E. 23 rd St. Lawrence, KS 66046)
	(Permit # C7413-M) Jill & Wendell Nelson (5277 Moriah Lane – Lot 130) Installing new fireplace. Contractor: Sobota Custom Homes.
Plumbing	None

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2. **Substandard Property Update for July 1, 2010 through July 31, 2010:**

SUBSTANDARD PROPERTY UPDATE – JULY 1, 2010 THROUGH JULY 31, 2010		
Number of Letters Mailed	0	
Number of Signed Receipts	0	
Number of Response Letters	0	
Number of In-Office Visits	0	
Number of Phone Calls Received	0	
Property Address/History	Status	
(223 S. 10 th St.) Has until 6/23/2010 to demo house and remove debris.	Pending	July 19, 2010: CC tabled requesting additional information. July 6, 2010: PC recommended approval of request for additional time. Recommendation to CC is 6 months plus 30 days for total completion of demo and cleanup.
(1109 Madison St. - Lot 15) 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.	Pending	July 7, 2010: Spoke to Sheriff Mike Robinson about inspecting this property per recommendation by PC. Sheriff's Department is in the process of trying to locate property owner.
(309 S. 14 th St./Lots 1-8 Blk 107, Lots 7&8 Blk 108, Lots 1 & 2, Blk 121, and Lots 1-4, Blk 122) Secure house at 309 S. 14 th St., and remove trash/debris/dilapidated buildings/abandoned vehicles by Spring 2010.	Pending Inspection	July 13, 2010: Substandard Property Inspection form given to city maintenance.
(311 E. Calhoun Dr.) Permit C5461 (issued 7/8/09) new siding and windows. Permit C7516 (issued 6/21/10) remove plaster and replace with drywall and insulation.	In Process	Nothing to report to date.
(301 S. 10 th St.) Repair cracks in the foundation.	Pending Inspection	July 13, 2010: Substandard Property Inspection form given to city maintenance.

3. The committee discussed and made recommendation to City Council of the proposal for a new Planning Consultant.

Public Comments: None

Future Agenda Requests: Committee Re-appointments for Eric Herbert and Sam Ruma

Code of Conduct Planning Committee Policies

Adjourn: 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