

City of Fort Calhoun – Planning Commission

September 6, 2011

Chairperson Herbert called the regular meeting of the Fort Calhoun Planning Commission to order at 7:00 P.M. Tuesday, September 6, 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 August 31, 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: Carmine Pane, Eric Herbert, Ralph Carter, Rich Johnson, and Sam Ruma.

Member Carter made a motion seconded by Member Johnson to approve the August 1, 2011 minutes as published. With members Herbert, Carter, Johnson, Ruma, and Pane voting "Aye", motion carried.

Public Hearings: None

Committee Reports: Nothing to report

Unfinished Business: None

New Business:

1. Member Ruma made a motion, seconded by Member Pane for approval of City Council for an application from Larry and Catherine Dredla for a REPLAT OF LOTS 3 & 4 – BLOCK 5 (SECTION 14, TOWNSHIP 17, RANGE 12), SOUTHERN HEIGHTS, FORT CALHOUN, NEBRASKA. With members Johnson, Herbert, Ruma, Pane, and Carter voting "Aye", motion carried.
2. Curt Hofer, Bob Falk, and Attorney Jude J. Beller, presented a proposed development plat of Ole Hickory Farm/Hidden Acres Farms, prior to the September 6, 2011 Planning Commission meeting for review. Planning Consultant Keith Marvin, AICP, Marvin Planning Consultants, provided an analysis to the commission for discussion at the meeting. This proposed development has twenty-three lots of 10.01 or more acres. The plan depicted 66' wide road easements, but not "streets", which does not meet the requirements of the Subdivision Regulations. Chairperson Eric Herbert suggested to Mr. Hofer that he consider a "Creative Subdivision or PUD", which would be a benefit to the developer, the City, and future landowners. Further conversation revolved around extending a driveway easement to Lot 16 and Lot 20, from Bob Falk's property. Due to the period that the four lots and the easement was recorded in 1973, they are grandfathered in, because the current regulations were adopted in 2006. Further discussion of the development involved definition clarification of frontage and private way. Because the lot frontages on these lots are not clear, this development does not meet the requirements of the Zoning Regulations either. Attorney Jude Beller clarified for their understanding that part of the issues of this development, is to technically define where the property line is, even going through the property. Planning Consultant Marvin said; define the property lines as well as the frontage property line, and then future property owners would be able to obtain building permits. Fort long-term city growth, easements are not the best solution.
3. Location of Driveway Access for Lot 8 Block 2 (Southern Heights) was canceled before the meeting by Claudia Larsen.
4. Chairperson Herbert duly noted the following permits issued August 1 through August 31, 2011 were reviewed: Justin Blesh (315 S. 15th St.) Enclosing existing 64" x 144" patio. (Contractor): Self; Fort Calhoun High School (1506 Lincoln St.) Replacing the top of the current marquee sign. (Contractor): Omaha Neon Sign Co. 1120 N. 18th St.; Larry Stratbucker (4204 US HWY 75) New 50' x 75' Accessory Building. (Contractor): Hard Steel Building, 3283 County V Road, Decatur, Ne.; John Fitzgerald (717 Madison St.) Replacing roof from hailstorm damage. (Contractor): MatPro, 11665 Old

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Mill Dr., Fort Calhoun, Ne.; Marguerite Crowe (708 N. 14th St.) Eleminoh Daycare – Installing 3 smoke detectors & one range outlet. (Contractor): Dick’s Electric, Blair, Ne.; (CEL2011-800) Marguerite Crowe (708 N. 14th St.) Eleminoh Preschool – Installing 3 smoke detectors & 1 range outlet. (Contractor): Dick’s Electric, Blair, Ne.; Plumbing permit voided for Mike Smith (123 S. 10th St.) from 04.20.09 to install bathroom in garage.

5. **Substandard Property Update:** Nothing to report
6. **Other:** The Commission inquired about a fire hose left attached to the fire hydrant at the Elementary School during construction. City Maintenance left the hose attached over night to use the next day for flushing contaminants and air from the main. The hose belongs to the city, so no backflow device is required. The hose was removed from the hydrant the following morning.

Public Comments: None

Future Agenda Item(s):

Adjourn: Member Pane made a motion seconded by Member Johnson to adjourn, with all members present voting “Aye”, the meeting adjourned at 8:25 P.M.

Joy Ruma, Planning and Zoning Administrator