

City of Fort Calhoun – Planning Commission

September 7, 2010

Chairperson Carter called the regular meeting of the Fort Calhoun Planning Commission to order at 7:01 P.M. Tuesday, September 7, 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 September 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 Ruma to approve the August 2, 2010 minutes as published. With members, Ruma, Johnson, Carter, Pane, and Herbert voting "Aye", motion carried.

Public Hearings: None

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: None

New Business:

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

PERMIT TYPE	NAME & ADDRESS AND PERMIT DESCRIPTION
Building	(Permit # C5492) Tony Gansbom (6327 Co. Rd. P43 TLS 136 & 137) High School shop kids are building a 12' x 20' shed for Tony. Contractor: Self
	(Permit # C5493) Robert Prieksat (420 S. 15th St. CC Pruehs Add. Lot 20) Extending deck out an additional 4' and moving stairs from the east side to the north side of the deck. Contractor: self.
	(Permit #C7159) Justin Roehrs (Roehrs Lane) manufactured home permit resubmitted with the addition of a basement rather than a crawl space.
	(Permit # C5494) AT&T adding and additional cell building and antenna at 4204 US HWY 75)(Stratbuckers). Contractor: Highland Mfg. Inc. (home) and Olson & Stewart Construction Hwy 30 West, Blair, Ne. 68008 (basement).
	(Permit # C5495) Dale Everswick (307 N. 10 th Ave) removing and replacing roof shingles, some siding & gutters, and two windows. Contractor: Self
	(Permit # C5496) David Smith (301 S. 16 th St.) New siding. Contractor: Elite Exteriors (14535 Ind. Rd., Omaha, Ne. 68144).
Fence	None
Electrical/Mechanical	None
Plumbing	None

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2. **Substandard Property Update for August 1, 2010 through August 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.	In Process	<u>August 16, 2010:</u> CC instruction to send Marcus Ostergaard a 30 day notice to comply because the property is in his name. <u>July 19, 2010:</u> CC tabled requesting additional information. <u>July 6, 2010:</u> 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	<u>July 7, 2010:</u> 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 Re-Inspection	<u>August 30, 2010:</u> Bob Sheppard requested until November 15, 2010 to complete clean up of property. <u>August 25, 2010:</u> Inspection completed: City Staff stated two trailers remain on property by the ball fields. Letter sent to Bob Sheppard requesting the trailers be removed with 30 days. <u>July 13, 2010:</u> 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.	Complete	<u>August 25, 2010:</u> Inspection complete: Inspector noted there is no foundation because this is a mobile home. The skirting around the house was just not secured properly.

Public Comments: None

Future Agenda Items: OCTOBER 4, 2010: Public Hearing Zoning Map changes, Conditional Use Permit Land Use and Subdivision Regulation amendments, and Revised Schedule of Charges for Local Permits, Applications, and related fees. NOVEMBER 1, 2010: Eric Herbert and Sam Ruma re-appointments
Date Pending - Code of Conduct Planning Committee Policies

Adjourn: Member Pane made a motion seconded by Chairperson Carter to adjourn, with all members present voting "Aye", the meeting adjourned at 7:20 P.M.

Joy Ruma, Planning and Zoning Administrative Assistant