

## City of Fort Calhoun – Planning Commission

December 5, 2011

Chairperson Herbert called the regular meeting of the Fort Calhoun Planning Commission to order at 7:01 P.M. Monday, December 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 December 1, 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. Planning Consultant, Keith Marvin, AICP, Marvin Planning Consultants, also present.

Member Pane made a motion seconded by Member Carter to approve the November 7, 2011 minutes as published. With all members voting "Aye", motion carried.

### **Public Hearing(s):**

At 7:03 P.M. Chairperson Herbert stated in accordance with the published notice, it was now time to conduct the public hearing relative to hearing support of or protest against the AN ORDINANCE TO ADOPT REVISIONS TO THE COMPREHENSIVE DEVELOPMENT PLAN TO INCLUDE AN ENERGY ELEMENTS DOCUMENT FOR THE CITY OF FORT CALHOUN, NEBRASKA, AS REQUIRED BY ARTICLE 9, CHAPTER 19 OF THE REVISED STATUTES OF NEBRASKA AS AMENDED. No written comments were received. With no other discussion, the hearing closed at 7:04 P.M.

**Committee Reports:** Nothing to report from the Capital Improvement, Housing & Code, Downtown Design Standards, & Land Use Committees.

### **Unfinished Business:**

Planning Consultant Keith Marvin, AICP, provided the Energy Element document, which will be included as required by State Statute, in the Fort Calhoun Comprehensive Plan. Keith Marvin stated before the final printing of the document, the tables included in the document will have to be amended, possibly as an addendum, in order to fit our Comprehensive Plan requirements. After a brief discussion on the information listed in the tables, Member Carter made a motion, seconded by Member Ruma to request approval of City Council for the revision to the Comprehensive Development Plan, and adopt the Energy Element document. With members Herbert, Carter, Johnson, Ruma, and Pane voting "Aye", motion carried.

### **New Business:**

#### **Annual Comprehensive Plan Review**

Chairperson Herbert asked Planning Consultant Keith Marvin, AICP to discuss the items listed under Economic Development for 2011 and 2012, which include conducting Blight and Substandard studies in the Downtown and other areas of the community setting up TIF as an economic development tool, finding ways to get other federal grants, and apply to the Department of Tourism to complete a TARGET Report. After discussion, Jeannie Knight asked the committee if the city could use Keno Funds to advertise our tourist attractions, e.g., Fort Atkinson, Washington County Museum, The Frahm House, etc. Planning Consultant Marvin stated, that is where the Nebraska Department of Economic Development Department of Tourism TARGET Report could help with identifying tourist attractions. There are also grants available if you apply and get them, which could also be used in conjunction with Keno Funds, to help with the cost of advertising. Member Carter made a motion, seconded by Member Pane to recommend approval to City Council, for the 2011 Annual Comprehensive Plan Goals and Priorities document as amended. With members Ruma, Pane, Johnson, Carter, and Herbert voting "Aye", motion carried.

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**PERMITS:** Chairperson Herbert duly noted the permits issued November 1 through November 30, 2011, were reviewed:

PERMIT TYPE	(Number Issued) CLASSIFICATION	PROPERTY OWNER	CONTRACTOR
BUILDING	( 18 ) - ROOF/SIDING GUTTERS	Rich Johnson (220 N. 15 <sup>th</sup> St.)	Pyramid Roofing (1504 S. Saddle Creek Rd., Omaha, Ne.)
		Community Building (124 S. 11 <sup>th</sup> St)	Ted Denning Construction (3441 Unity Lane, Neola, Ia.)
		High School (1506 Lincoln St.)	Ted Denning Construction (3441 Unity Lane, Neola, Ia.)
		Jason Warfield (223 S. 14 <sup>th</sup> St.)	Tolliver Roofing (9605 Louis Dr., Omaha, Ne.)
		Neil Halford (802 Madison St.)	Jim Geiger & Son (100 S. 14 <sup>th</sup> St., Fort Calhoun, Ne.)
		Ralph Givens (902 Monroe St.)	Donald Welchert (701 N. 14 <sup>th</sup> St.)
		Clint Johnson (519 S. 16 <sup>th</sup> St.)	Self
		Allen Berry (1606 Windsor Way)	Jim LaHood Construction (802 S. 50 <sup>th</sup> Ave., Omaha, Ne.)
		Mark Gustafson (545 S. 17 <sup>th</sup> St.)	Pyramid Roofing (1504 S. Saddle Creek Rd., Omaha, Ne.)
		FT. Calhoun Presbyterian Church	123 Exteriors, Inc. (13505 A St., Omaha, Ne.)
		FT. Calhoun Presbyterian Parsonage	123 Exteriors, Inc. (13505 A St., Omaha, Ne.)
		FT. Calhoun Presbyterian Ed. Bldg	123 Exteriors, Inc. (13505 A St., Omaha, Ne.)
		Charles Bradburn (305 N. 9 <sup>th</sup> St.)	Donald Welchert (701 N. 14 <sup>th</sup> St., Fort Calhoun)
		Nancy McNew (702 Monroe St.)	Exterior Touch (14009 Calhoun Rd., Omaha, Ne.)
		Craig Schumacker (1405 Court St.)	MatPro (Fort Calhoun)
		Fort Calhoun Mobile Park (1109 Madison St. – white house)	MatPro (Fort Calhoun)
		Jeff Bickford (501 N. 14 <sup>th</sup> St.)	Donald Welchert (701 N. 14 <sup>th</sup> St.)
		John Welchert (901 Madison St.)	Self
BUILDING	( 2 ) – All Other	Anton Jensen (910 Clay St.) (Fence)	Cardinal Fence Co. (2415 N. 84 <sup>th</sup> St., Omaha, Ne.)
		Paul High Horse (216 S. 14 <sup>th</sup> St.) (egress window)	Donald Welchert (701 N. 14 <sup>th</sup> St.)
BUILDING	( 0 ) - NEW S-F Res.		
ELECTRIC	( 1 ) – Fixtures & Sub Work for New Construction	Brian Therkildsen (408 Sunset Dr.)	Pro Tech Electric (8615 Whitmore Cir., Omaha, Ne.)
MECH.	( 0 ) - A/C UNIT		
	( 0 ) - Fireplace		
PLUMBING	( 2 ) – Sub-Work New Construction	Regency Homes (526 S. 17 <sup>th</sup> St.)	Able Plumbing (2336 Bob Boozer Dr., Omaha, Ne.)
		McGowan Properties (505 S. 17 <sup>th</sup> St.)	Anderson Plumbing (849 N. 252 <sup>nd</sup> St., Waterloo, Ne.)

**Substandard Property Update:** Nothing to report

**Public Comments:** None

**Future Agenda Item(s):** (1) One-Mile ETJ Map Amendment (2) C.U.P. for accessory building (3) Rezoning annexed property (4) County process for providing address information for New S-F Residences within ETJ

**Adjourn:** Member Pane made a motion seconded by Member Ruma to adjourn, with all members voting "Aye", the meeting adjourned at 7:44 P.M.

**Joy Ruma, Planning and Zoning Administrator**