

## **City of Fort Calhoun – Planning Commission Meeting**

February 2, 2009

Chairperson Carter called the regular meeting of the Fort Calhoun Planning Commission to order at 7:01 P.M. Monday, February 2, 2009. 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 January 28, 2009. 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: Ralph Carter, Eric Herbert, and Rich Johnson. Carmine Pane absent.

Planning Consultant Chris Solberg, AICP, with TSA was present.

Member Herbert made a motion, seconded by Member Johnson to approve the January 2, 2009 minutes as published. With members Herbert, Johnson, and Carter voting “Aye”, member Pane absent, motion carried.

### **Public Hearing:**

At 7:02 P.M. Chairperson Carter stated in accordance with the published notice, it is now time to conduct the public hearing relative to hearing support of or protest against the proposed amendment to adopt the revisions to the Comprehensive Development Plan, presented as follows:

AN ORDINANCE TO ADOPT A REVISIONS TO THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF FORT CALHOUN NEBRASKA, AS REQUIRED BY ARTICLE 9, CHAPTER 19 OF THE REVISED STATUTES OF NEBRASKA AS AMENDED; TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

With there being no objection from the public, Chairperson Carter declared the public hearing closed, with the final closing at 7:04 P.M.

### **Committee Reports:**

- **Capital Improvement Committee:** Planning Consultant Chris Solberg suggested the committee have a working meeting possibly in March.
- **Housing and Code Committee:** Nothing to report.
- **Land Use Committee:** Nothing to report.

### **Unfinished Business:**

City Council rejected the recommendation to approve the last Fort Calhoun Comprehensive Future Land Use Map revision because there were a couple of AG areas unintentionally included as Rural Residential. Member Herbert made a motion seconded by Member Johnson to recommend approval to the City Council, the amendment to Ordinance No. 615 the "COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF FORT CALHOUN, NEBRASKA, AS REQUIRED BY ARTICLE 9, CHAPTER 19 OF THE REVISED STATUTES OF NEBRASKA AS AMENDED; TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT. With members Carter, Herbert, and Johnson, voting "Aye", and Pane absent, motion carried.

### **New Business:**

Chairperson Carter noted the following permits issued January 1, 2009 through January 31, 2009: Tony Ruma, install fireplace in new S-F res.; Judt Electric install temporary pole for electric for Duane Sprick's Morton building; Agnes Smith finishing basement; Classic Homes/McGowan Excavating, Plumbing in new S-F res.; Getzschman Heating installed a new furnace & heat pump for Edward Chacon.

Jim Clary asked the committee about the possibility of vacating the alley next to his property, because he would like to erect a 12'x14' shed and needs about a foot into the alley. Planning Consultant Chris Solberg suggested he request from City Council the option of leaving an ingress/egress easement rather than vacating the alley, that way no obstructions could be built within the easement. Member Johnson suggested Jim Clary acquire written permission from all the property owners surrounding the alley authorizing either vacating or requesting the ingress/egress easement option.

The committee reviewed and discussed updating RESOLUTION NO. 2007-11 charges for local permit applications and related fees.

**Public Comments:** Jim Clary mentioned that he is considering submitting his name for the Planning Commission opening. If anyone is interested in becoming a Planning Committee Member, you can let one of the current members know, or contact City Hall.

### **Future Agenda Requests:**

**Adjourn:** Member Herbert made a motion seconded by Member Johnson to adjourn, with all members voting "Aye", meeting adjourned at 8:18 P.M.

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