

City of Fort Calhoun – Planning Commission Meeting

March 9, 2009

Chairperson Carter called the regular meeting of the Fort Calhoun Planning Commission to order at 7:01 P.M. Monday, March 9, 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 March 6, 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, Rich Johnson, and Carmine Pane.

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

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

NOTE: The March 2, 2009 Public Hearing was not held because there were not enough Planning Commissioners present for a quorum, but an open meeting was held to comply with the pre-application procedure for the Fire Station replat. Those in attendance were Rich Johnson, PC, David Genoways, CC, Darin Wilson, CC, Chris Solberg, TSA, Tom Macdissi, and Jim Morley, Rural Fire Board members, Dean Fajen, HGM, and Linda Welsher, City Clerk/Treasurer. After a review and discussion concerning water runoff, connecting to the storm water pipe on HWY 75, everyone agreed to approve of the plans.

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 preliminary plat and major subdivision – lot consolidation, presented as follows:

PRELIMINARY PLAT PROPOSAL FOR FORT CALHOUN FIRE AND RESCUE REPLAT OF ALL OF LOTS 7 THROUGH 12 IN BLOCK 73 (10-17-12), CURRENTLY KNOWN AS 600 N. 14TH STREET.

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:** The committee plans to meet within the next few weeks to begin on the annual review of the CIP projects.
- **Housing and Code Committee:** After a lengthy discussion on defining specific procedures and review of the un-kempt property notices, the only change requested to the notices, was to the authorized signature.
- **Land Use Committee:** Nothing to report.

Unfinished Business:

Member Herbert made a motion seconded by Member Pane to recommend approval to the City Council, **CONCURRENT PRELIMINARY AND FINAL PLAT PROPOSAL FOR FORT CALHOUN FIRE AND RESCUE REPLAT OF ALL OF LOTS 7 THROUGH 12 IN BLOCK 73 (10-17-12), CURRENTLY KNOWN AS 600 N. 14TH STREET.** With members Pane, Carter, Herbert, and Johnson, voting “Aye”, motion carried with Chairman Carter adding the building plans are now in compliance with the city zoning regulations.

New Business:

Chairperson Carter noted the following permits issued February 1, 2009 through February 28, 2009: Michael Huffman, finish basement; Bill Hardy remodeling bathroom at 120 N. 14th St.; Stan Karas adding electric to accessory building.

A review of RESOLUTION NO. 2007-11 charges for local permit applications and related fees were rescheduled for review at next month’s meeting.

Public Comments:

Future Agenda Requests:

Adjourn: Member Johnson made a motion seconded by Member Pane to adjourn, with all members voting “Aye”, meeting adjourned at 8:39 P.M.

Joy Ruma, Planning and Zoning Administrative Assistant