

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

June 1, 2009

Chairperson Carter called the regular meeting of the Fort Calhoun Planning Commission to order at 7:02 P.M. Monday, June 1, 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 May 29, 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: Rich Johnson, Ralph Carter, Carmine Pane, and Eric Herbert.

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

Member Herbert made a motion, seconded by Member Pane to approve the May 4, 2009 minutes as published. With members Herbert, Johnson, Pane, and Carter voting “Aye”, motion carried.

**Public Hearing: None**

### **Committee Reports:**

- **Capital Improvement Committee:** A revised CIP document was distributed to all of the CIP members for review, comments to be returned to City Hall by close of business June 5, 2009. Those comments will be forwarded onto Planning Consultant Chris Solberg for analysis. Another work meeting is scheduled for June 17, 2009 at 6:30 P.M. for another review before the final document is presented to the City Council for approval.
- **Housing and Code Committee:** Nothing to report.
- **Downtown Design Standards:** A report will be provided at next meeting.
- **Land Use Committee:** Nothing to report.

**Unfinished Business:** None

## **New Business:**

Paul Lucht & Sons Feed Store discussed leasing a refurbished rail car to use as storage for feed and other items. This container can be painted to match the building and a garage door can be installed on the end of the container for secure and easy access. This discussion was tabled pending more zoning regulation research by Planning Consultant Chris Solberg, AICP.

Recommendation to City Council to impose the existing Ordinance 6-223 and 6-309 Mandatory Water & Sewer Hook Up; to all new building structures, is sent a letter, reminding property owners to apply for a plumbing permit. This discussion led to a further discussion that everyone within the city limits should be required to hook up to the sewer if they have access to it.

Member Pane made a motion seconded by Member Johnson to recommend to City Council that everyone on septic system be required to hookup to the city sewer. Members Herbert and Carter voted "NO", with Members Pane and Johnson voting "AYE". Motion tied, motion did not pass.

Chairperson Carter noted the following permits issued May 1, 2009 through May 31, 2009:

- **BUILDING:** (301 E. Calhoun) 2'x10' extension of dining room; (709 n. 14<sup>th</sup>) new windows & slider door; (5398 Mariah Lane) replacing roof with metal roof; (504 Cherry Hills Lane) 10'x10' deck off master bedroom.
- **ELECTRICAL/PLUMBING:** (613 S. 17<sup>th</sup>) Plumbing new S-F; (619 S. 16<sup>th</sup>) Plumbing new S-F; (600 n. 14<sup>th</sup>) Electric & Plumbing
- **FENCE:** (701 N. 14<sup>th</sup>) 4' chain link fence; (301 S. 11<sup>th</sup>) 4' chain link fence; (603 S. 16<sup>th</sup>) 4' ornamental rod iron fence.
- **SIGN:** None

Chairperson Carter noted the following responses to Phase I – Unkempt Property Notices issued during the month of May 2009:

- **Number of Notices Mailed:** Eleven mailed out on May 21, 2009. Each property owner had fourteen days from the date of receipt to reply to the notice.
- **Number of Violation Notices:** Six property owners received violation notices due to deteriorating/dilapidating/hazardous property that could pose a threat to children or other intruders. Four property owners have replied and have requested a specific amount of time to comply with the request.
- **Number of Courtesy Notices:** Five notices mailed to property owners that were NOT yet in violation of city ordinance, had trash, debris, unlicensed vehicles, recreational vehicle setting in the front yard setback, and the beginning stage of structural damage. Three property owners have replied and have stated that they will comply with the notice.

Members discussed and reviewed several areas to begin work on an annexation study. Recommendation to Planning Consultant Chris Solberg, AICP to do a study on the areas discussed and provide his analysis at the next meeting.

**Public Comments:** None

**Future Agenda Requests:**

**Adjourn:** Member Herbert made a motion seconded by Member Pane to adjourn, with all members voting “Aye”, meeting adjourned at 9:11 P.M.

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