

City of Fort Calhoun – Planning Commission Meeting

July 6, 2009

Chairperson Carter called the regular meeting of the Fort Calhoun Planning Commission to order at 7:03 P.M. Monday, July 6, 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 July 2, 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, with Carmine Pane absent.

Planning Consultant Chris Solberg, AICP, with TSA arrived shortly after the meeting began.

Member Herbert made a motion, seconded by Member Johnson to approve the June 1, 2009 minutes as published. With members Herbert, Carter, and Johnson voting “Aye”, Pane absent, motion carried.

Public Hearing: None

Committee Reports:

- **Capital Improvement Committee:** Nothing to report.
- **Housing and Code Committee:** Nothing to report.
- **Downtown Design Standards:** Document to be provided for the August meeting.
Land Use Committee: Nothing to report.

Unfinished Business:

Member Herbert made a motion to recommend approval to the City Council, the inclusion of “CIVIC” to ARTICLE 12 “ADMINISTRATION AND PROCEDURES”, Section 1202(c) (6) “Uses Requiring Site Plan Review” of the Fort Calhoun, Nebraska, Zoning Regulations. Motion seconded by Member Johnson. With members Johnson, Carter, Herbert, voting “Aye”, Pane absent, motion carried.

Member Herbert recommended tabling Items 2 – 4 until after New Business to wait the arrival of Planning Consultant Chris Solberg, AICP, with TSA. Chairman Carter asked if there were any objections to move to New Business, hearing none, the order was changed as follows:

New Business:

Gary Tinkham and Agnes Smith not present.

Chairperson Carter noted the following permits issued June 1, 2009 through June 30, 2009:

- **BUILDING:** Lee Anderson (1302 Monroe) demo existing garage, and replacing with a 24'x30' garage kit from Menards; Clayton Bolin (5583 Samuel Colt Lane) removing old roof decking and replacing with asphalt shingles;
- **ELECTRICAL/PLUMBING:** None
- **FENCE:** Jim Jorgensen (124 N. 16th St.) erecting a 6' privacy fence with self latching and self closing gate around an above ground pool; Fort Calhoun Pioneer Park (9th & Monroe) adding fence and hand rail along NW curve of the walking trail, and a 12' fence with sport net top over play area at the ball field; Ronald Freestone (711 N. 14th St.) 4' chain link fence to abut the neighbors fence (**on hold pending all effected neighbors written approval, OPPD written approval, and City Council approval, due to 14' of this property belongs to the city, as a non-vacated alley**);
- **SIGN:** Shurle Signs, Inc. replacing existing sign and ATM sign at Great Southern Bank (101 N. 14th St.).

A comment during the meeting and also a phone call to City Hall that a shed has been erected at 513 S. 17th Street in June, however, no permit to date has been approved for that address. Chairperson Carter requested that a letter be sent to the owner notifying them that they need to apply for a permit.

Chairperson Carter noted legal notices to be delivered to the unkempt property owners who declined to respond to the letters sent to them in May.

Continued Unfinished Business:

Discussion/review of the proposed amendments to Article 6 "SUPPLEMENTAL USE REGULATIONS", and Article 2 "DEFINITIONS", Section 218 of the Fort Calhoun, Nebraska Regulations to allow for the use of outdoor storage containers. Change ARTICLE 6 Section 617 (c) – Visibility; change the word "shall" to "should", add "617" to Table 4-2, and add the word "buffer" to ARTICLE 2 "DEFINITIONS". Also, add a sentence that places Outdoor Storage Containers in the Accessory Building regulations.

Member Herbert noted the Capital Improvements Program 2010-2015 document had a couple of typos to correct, but no other changes needed to the final document before the public hearing next month.

Review/discussion of annexation study by Planning Consultant Chris Solberg on three different areas in the community, to be included in the public hearing next month is, Section (11-17-12) Area one Tax Lots 79, 154, and 172, area two Tax Lot 94, and area three Tax Lots are 125, 129, 131, 132, 143, 164, and 165.

Public Comments: None

Future Agenda Requests:

Adjourn: Member Johnson made a motion seconded by Member Herbert to adjourn, with all members voting “Aye”, meeting adjourned at 8:20 P.M.

Joy Ruma, Planning and Zoning Administrative Assistant