

City of Fort Calhoun – Planning Commission

October 4, 2010

Chairperson Carter called the regular meeting of the Fort Calhoun Planning Commission to order at 7:00 P.M. Monday, October 4, 2010. 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 October 1, 2010. 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 members answered roll call: Ralph Carter, Rich Johnson, Carmine Pane, and Sam Ruma. Eric Herbert was absent.

Member Pane made a motion seconded by Member Ruma to approve the September 7, 2010 minutes as published. With members, Ruma, Johnson, Carter, and Pane voting "Aye", and Herbert absent, motion carried.

Public Hearings: None

Committee Reports:

- Capital Improvement Committee: Nothing to report
- Housing and Code: Nothing to report
- Downtown Design Standards: Nothing to report
- Land Use Committee: Nothing to report

Unfinished Business: None

New Business:

1. Chairperson Carter duly noted the following permits issued September 1, 2010 through September 30, 2010 were reviewed with no discussion following:
 - a. Jeremy Zeigler (301 E. Calhoun Dr. – Lots 9 & 10 BLK 1) Replacing siding on house and shed, and brick walkway with cement. Contractor: Don Welchert
 - b. John Fitzgerald (717 Madison St. – E. 54'.6" and W 72.2' Lot 4 BLK 90) Re-roofing house and garage. Contractor: Terry Matzen Construction 2402 Lincoln, Blair, Ne.
 - c. Jim Clary (908 Court St. – CC Lot 7 & W 8.5' Lot 8 BLK 54) Tear down and replacement of roof. Contractor: Paul Welchert
 - d. Linda & Mark Welsher (210 S. 9th St. – N ½ of Lots 7 & 8 BLK 7) cover existing deck railing post with ultra deck rustic sleeves, replace 4x4 posts, and replace wood rail with aluminum railing. Contractor: Self
 - e. Rico Caruso (124 N. 13th St. - Lot 1 BLK 39) Roof replacement on the house and garage and siding window wrap. Contractor: McKinnis Roofing, Blair, Ne.
2. Substandard Property Update for September 1, 2010 through September 30, 2010:
 - a. (223 S. 10th St.) Marcus Ostergaard has applied for a demo permit for the vacant house. Tentative date to begin the demo is October 7, 2010.

City of Fort Calhoun – Planning Commission

- b. (1109 Madison St. - Lot 15) Property vacant – waiting for response from Sheriff Robinson. Planning Commission recommend City Council escalate the removal of this trailer.
 - c. 309 S. 14th St./Lots 1-8 Blk 107, Lots 7&8 Blk 108, Lots 1 & 2, Blk 121, and Lots 1-4, Blk 122): City Council approved request by Bob Sheppard to have property cleared of junk and debris by or before November 15, 2010.
 - d. (311 E. Calhoun Dr.): Replacement of front porch, siding and windows work in process.
3. Motion by Member Pane, seconded by Member Johnson to appoint Joy Ruma as the Zoning Administrator for the City of Fort Calhoun. With members Johnson, Carter, Pane, and Ruma voting “Aye”, Herbert absent, motion carried.

Public Comments: None

Future Agenda Items: November 1, 2010: Public Hearing Zoning Map changes, Conditional Use and Conditional Use Permit Definitions Land Use Regulations amendment, and Revised Schedule of Charges for Local Permits, Applications, and related fees. Re-appointment for Eric Herbert and Sam Ruma.

Adjourn: Member Pane made a motion seconded by Member Johnson to adjourn, with all members present voting “Aye”, the meeting adjourned at 7:24 P.M.

Joy Ruma, Planning and Zoning Administrative Assistant