

City of Fort Calhoun – Planning Commission

January 5, 2015

Chairman Eric Herbert called the regular meeting of the Fort Calhoun Planning Commission to order at 7:01 P.M. Monday, January 5, 2015. 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 Friday, January 2, 2015. Meetings are open to the public. Chairman Herbert announced a copy of the open meetings law, which is posted continually for public inspection on the wall in the Council Chambers/Library.

The following answered roll call: Sam Ruma, Eric Herbert, Mark Gustafson, Tom Thiem, and Rich Johnson.

OTHERS PRESENT:

Tanna Wirtz, Washington County Planning Department
Lucas Billesbach, JEO Engineer (written comments provided)
Douglas Dreessen, TD2 Engineer
Keith Marvin, Marvin Planning Consultant (written comments provided)
Curt & Linda Hofer, 3645 Hidden Acres Farms
Dick and Devine Walentine, 4250 Co. Rd. P43
Christian New
Chance Irvine

Member Johnson made a motion seconded by Member Thiem to approve the December 1, 2014 minutes as published. With all members voting "Aye", motion carried.

Public Hearing:

1. CONSIDER THE PRELIMINARY PLAT APPLICATION FOR THE SUBDIVISION OF HIDDEN ACRES ESTATES LOTS 1, 2, 3, 4, 5 AND 6, BEING A PLATTING IN SECTION 14, T17N, R12E OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA.

Chairman Herbert opened the Public Hearing at 7:03 p.m. to consider the Preliminary Plat application from Apex Group, Inc., for a subdivision of six lots located at Hidden Acres Estates.

Public Comments:

Consultant briefing and recommendations: Keith Marvin, AICP, of Marvin Planning Consultants, stated that there are a number of things that need to be addressed that aren't as part of the regulations, they are eligible for waivers, which is a council decision. Unless there are issues that can't be addressed coming from the fire chief and the city engineer then the concept is not a bad idea. The key to any solid planning and zoning regulations is Life Safety, since the basis of our statutes are based in the Health, Safety and General Welfare of all the public in a community's or county's jurisdiction.

Christian New and Chance Irvine who have purchased properties from the Hofer's each spoke in favor of the subdivision and requested the commission approve the subdivision request because they are looking forward to being part of a small town community. Richard Walentine stated he owns the property adjacent to the proposed subdivision.

Developer Curt Hofer introduced Douglas Dreessen of TD2 Engineering and Linda Hofer handed out additional documentation to the Planning Commissioners and attendees, which was not previously provided and did not have time to review. Curt Hofer and Douglas Dreessen spoke to written comments provided to them and to comments and questions from commission members and attendees. The hearing closed at 8:34 p.m.

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2. CONSIDER THE FINAL PLAT APPLICATION FOR THE SUBDIVISION OF HIDDEN ACRES ESTATES LOTS 1, 2, 3, 4, 5 AND 6, BEING A PLATTING IN SECTION 14, T17N, R12E OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA.

Chairman Herbert opened the Public Hearing: 8:34 p.m. to consider the Final Plat application.

Public Comments:

Keith Marvin stated that submitting both the preliminary and final plats at the same time was suggested to the Hofer's to speed up the process, but it does depend on the decision of the preliminary plat, because you can't approve a preliminary plat with recommendations as stated. It is an interesting development, but it does depend on the decision concerning. There has been a lot of good discussion here on principle rules and regulations, but there are still issues with the roadway and water drainage concerns. In an earlier discussion suggesting an addition of fill hydrants, it would be Keith's recommendation that future building permits be tied to the fact that those hydrants are installed and operational before any home is built. No other comments were submitted. Hearing Closed: 8:38 p.m.

Committee Reports:

1. Capital Improvement Committee: Nothing to report.
2. Housing and Code Committee: Nothing to report.
3. Land Use/Downtown Design Standards Committee: Nothing to report.

UNFINISHED BUSINESS: NONE

New Business:

1. CONSIDER THE PRELIMINARY PLAT SUBDIVISION OF HIDDEN ACRES ESTATES LOTS 1, 2, 3, 4, 5 AND 6, BEING A PLATTING IN SECTION 14, T17N, R12E OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA.

Keith Marvin stated that any further discussion on the subdivision should only be between the Planning Commissioners, otherwise the Public Hearing would have to be reopened. Member Johnson made a motion to deny because the cul-de-sac road length is too long and does not meet the requirements of the Subdivision Regulations, as well as safety concerns of water supply for firefighting safety, and the length of the driveway on Lot 4. Motion died for lack of a second. Member Thiem made a motion, seconded by Member Gustafson to approve the Preliminary Plat with requested waivers, conditional upon the installation of additional flush hydrants, and prior to any building permits being issued. With members Gustafson, Thiem, Ruma, and Herbert voting "Aye", and Member Johnson voting "Nay", motion carried.

2. CONSIDER THE FINAL PLAT SUBDIVISION OF HIDDEN ACRES ESTATES LOTS 1, 2, 3, 4, 5 AND 6, BEING A PLATTING IN SECTION 14, T17N, R12E OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA.

Keith Marvin stated the Final Plat is basically setting up how it will be filed and where the legal lots are and such. So, his comment to the commission was, if you choose to recommend approval, make it contingent upon the Preliminary Plat being adopted by the City Council and finalized in an agreement with the developer. That way if the council tables the Preliminary Plat, they can't act on the Final Plat. After further discussion Member Ruma made a motion, seconded by Member Gustafson to Table for Further Study until the February meeting. With members Thiem and Gustafson voting "Aye", and members Johnson, Ruma, and Herbert voting "Nay", motion failed. Member Thiem made a motion, seconded by Member Johnson to recommend approval contingent upon council approval of the Preliminary Plat, with requested waivers and finalized in an agreement with the developer. With members Johnson, Ruma, Herbert, Gustafson, and Thiem voting "Aye", motion carried.

3. PERMITS: Chairman Johnson duly noted the following permits were issued December 1 - 31, 2014:

Total Issued Permits = 10
Roof/Siding/Gutters = 3
Building – Other = 2
Building – New S/F Res. = 0

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Electrical = 0
Mechanical = 3
Plumbing = 2
Local = 0

4. Keith Marvin recommended the Revised Comprehensive Plan review be tabled until the February 2, 2015 meeting. Member Johnson made a motion, seconded by Member Thiem to table this item until February. With members Ruma, Herbert, Gustafson, Thiem, and Johnson voting “Aye”, motion carried.

Public Comments:

Future Agenda Item(s):

Adjourn: Member Johnson made a motion seconded by Member Thiem to adjourn. With all members in attendance voting “Aye”, meeting adjourned at 9:27 P.M.

Joy Ruma, Planning and Zoning Administrator

PENDING APPROVAL FEBRUARY 2, 2015