

November 7, 2016

Chairman Eric Herbert called the regular meeting of the Fort Calhoun Planning Commission to order at 7:03 P.M. Monday, November 7, 2016. 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, November 4, 2016. Meetings are open to the public. Chairman Eric 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: Chairman Eric Herbert, members Tom Thiem, Rich Johnson, Donald Welchert, and Aaron Schrum were present.

**Others Present:**

Kevin Anderson-JEO Planning Consultant, Lucas Billesback, Alicia Stevens-City Clerk, Deb Sutherland, Larry and Teri McKennan, Lori Lammers, Reed Smith

Member Johnson made a motion seconded by Johnson, seconded by Thiem to approve the August 8, September 6, October 3 minutes as published. Chairman Herbert and members Schrum, Thiem, Johnson, and Welchert voted "Aye".

**Public Hearing:**

The public hearing relating to THE AMENDMENT OF THE FUTURE LAND USE PLAN OF THE CITY OF FORT CALHOUN COMPREHENSIVE PLAN. THE PLAN AMENDMENT INCLUDES AMENDING PORTIONS OF SINGLE FAMILY RESIDENTIAL LAND USE TO RURAL RESIDENTIAL LAND USE opened at 7:04 p.m. Kevin with JEO gave a presentation on the hearings as a whole. He explained the goal of the Rural Residential Amendment was for optimal land use for the hills and bluffs west of Fort Calhoun. He explained the process of the public hearings to create the new Rural Residential Zoning District. The process included amending the Future Land Use Map, adding the Rural Residential District to the zoning regulation text, amending the Official Zoning Map to include the Rural Residential Zone (TA-1 areas to RR), amending the Official Zoning Map to include the Rural Residential Zone (R-1 areas to RR), and amending the Subdivision Regulations to establish a Rural Section Road standard and exempt them from sidewalk and curb requirements. City Engineer, Lucas Billesbach, stated that two acre lots allow for city water and well service, but if there is a high demand, sewer service could be an option. Deb Sutherland noted that State Statute states that three quarter acres allow for septic. With no other comments, the public hearing closed at 7:51.

The public hearing relating to THE AMENDMENT OF ARTICLE 5 OF THE FORT CALHOUN ZONING ORDINANCE TO ADD A RURAL RESIDENTIAL ZONING DISTRICT AND CORRESPONDING REGULATIONS opened at 7:52 p.m. With no written or public comments, the hearing closed at 7:53 p.m.

The public hearing relating to THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY OF FORT CALHOUN TO AMEND THE ZONING REGULATIONS OF AREAS OF TA-1 TRANSITIONAL AGRICULTURE TO RR RURAL RESIDENTIAL opened at 7:53 p.m. Kevin with JEO stated that Cherry Hills, on the west end of town, would go from Single Family Residential to Rural Residential. With no other comments, the public hearing closed at 8:01 p.m.

The public hearing relating to THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY OF FORT CALHOUN TO AMEND THE ZONING REGULATIONS OF AREAS OF R-1 SINGLE-FAMILY RESIDENTIAL TO RR RURAL RESIDENTIAL opened at 8:01 p.m. With no public or written comments, the hearing closed at 8:02 p.m.

The public hearing relating to THE AMENDMENT OF THE ADOPTED SUBDIVISION REGULATIONS OF THE CITY OF FORT CALHOUN TO AMEND SECTION 5.25 SCHEDULE A: MINIMUM STREET STANDARDS TO CREATE A NEW ROADWAY DESIGN STANDARD, SECTION 6.03.02 TO PROVIDE EXEMPTIONS OF CURB AND GUTTER REQUIREMENTS ON RURAL

RESIDENTIAL ROADS, AND SECTION 6.06 TO AMEND DRAINAGE STANDARDS FOR NEW SUBDIVISIONS opened at 8:03 p.m. Commission questioned if it would affect existing developments. Kevin with JEO stated that it only applies to new developments.

**Committee Reports: None**

**Unfinished Business: None**

**New Business:** Kevin, with JEO, gave an update on the Comprehensive Plan. He stated that it was put on hold while they worked on the new zoning district and that once the new district is put into place, they will be able to present the final draft of the Comprehensive Plan. He said the final draft should be ready for the December Planning Commission meeting.

**Permits:** Chairman Herbert noted the following permits were issued August 1-31<sup>th</sup> and September 1<sup>st</sup>-30<sup>st</sup> and October 1-31, 2016

**Total Issued Permits = 23**

Roof/Siding/Gutters = 0; Building – Other = 7; Building – New S/F Res. = 3; Electrical = 4; Mechanical = 8; Plumbing = 1; Local=0

With no further business coming before the commission, member Thiem made a motion, seconded by Johnson to adjourn the meeting at 8:09 P.M.

Alicia Stevens- City Clerk