

CITY OF FORT CALHOUN PLANNING COMMISSION

FEBRUARY 2, 2015

7:00 P.M.

**AGENDA**

**CALL TO ORDER:**

**ANNOUNCE COMPLIANCE WITH OPEN MEETINGS ACT:**

**INTRODUCE NEW MEMBER:** DONALD WELCHERT

**ROLL CALL:**

**MINUTES FROM:** January 5, 2015

**PUBLIC HEARINGS:**

*Cancelled*

1. CONSIDER APPROVAL OF AN APPLICATION FROM GREG AND KRISTINA RICHARDSON OF 601 SUNSET DRIVE, CC HALFORD'S CHERRY HILLS LOT 9, 2.9 ACRES, ZONED R-1.

Above listed petitioner is requesting review and approval for a Conditional Use Permit to allow erection of an oversized accessory building.

**COMMITTEE REPORTS:**

1. CAPITAL IMPROVEMENT COMMITTEE:
2. HOUSING AND CODE COMMITTEE:
3. LAND USE /DOWNTOWN DESIGN STANDARDS COMMITTEE:

**UNFINISHED BUSINESS:** NONE

**NEW BUSINESS:**

PERMITS ISSUED: JANUARY 1- 30, 2015:

Permit Type	Total Issued	Property Owner	Description
Roof/Siding/Gutters	1	Steve Becker (205 S. 8 <sup>th</sup> St.)	Re-roof
Building – All Other	6	Presbyterian Church (123 N. 13 <sup>th</sup> St ) Presb. Ch. Parsonage (1304 Adams St.) Todd Teeter (406 N. 15 <sup>th</sup> St.) Michelle Jensen (1702 Clark St.) Jerry Beach (1550 Betts Cir.) Clint Lewis (703 N. 13 <sup>th</sup> St.)	Siding/windows
Building – New S-F Residence	1	Ted Welchert (206 S. 7 <sup>th</sup> St.)	New
Electrical	1	Ryan Halford (4766 Co. Rd. p-43)	fixtures
Mechanical	1	Zeke Holding Co. (108 S. 14 <sup>th</sup> )	Furnace and A/C Replacement
Plumbing	1	Todd Teeter (307 W. Calhoun Dr.)	Plumb w/ fixtures
Local	0		
Grand Total	11		

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1. DISCUSSION: ZONING TEXT AMMENDMENTS

- A) Article 4 Section 12 Accessory Building and Uses: 4:12:12 (7) Increasing size on lots over an acres (pg48)
- B) Article 5 Section 8 R-1 Single Family Residential: Height and Lot Requirements (pg65) Changing contradictory Maximum Height
- C) Section 5.06 Land Use Categories/Matrix – Residential Living/Upper story housing vs. Ordinance No. 633 (January 2010) that was not included in in the 2013 Update
- D) Section 5.06 Land Use Categories/Matrix - Residential Mobile Home Dwelling & Mobile Home Dwelling as secondary dwelling/workers quarters (pg 55) - *previously not allowed – only Manufactured Homes with foundations, etc.* See: Article 2: Definitions

2. REVISED COMP PLAN DISCUSSION – KEITH MARVIN

3. ANNUAL/DISCUSSION OF THE COMPREHENSIVE PLAN GOALS AND PRIORITIES FOR 2015

4. 2015 NEBRASKA ANNUAL PLANNING CONFERENCE, MARCH 11-13, 2015 IN KEARNEY

Who would like to attend?

**PUBLIC COMMENTS:**

**FUTURE AGENDA ITEMS:** WHAT TO DO WITH THE BLIGHT STUDY

**ADJOURN TIME:** \_\_\_\_\_ P.M.