

City of Fort Calhoun – Planning Commission

March 2, 2015

Vice-Chair Rich Johnson called the regular meeting of the Fort Calhoun Planning Commission to order at 7:01 P.M. Monday, March 2, 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, February 27, 2015. Meetings are open to the public. Vice-Chair Rich Johnson 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: Donald Welchert, Mark Gustafson and Tom Thiem, Rich Johnson. Eric Herbert joined the meeting at 7:03pm and Rich turned the meeting over to him.

OTHERS PRESENT:

Curt & Linda Hofer, Joe & Julie Nieto, Christian New, Dan Mallory, Tom MacDissi, Ed Talbot, Lucas Billesbach, Keith Marvin, Mitch Robinson, Linda Welsher.

Member Thiem made a motion seconded by Member Gustafson to approve the February 2, 2015 minutes as published. With all members voting "Aye", motion carried.

Public Hearing: Opened at 7:03 pm Closed at 7:09 pm

AN ORDINANCE OF THE CITY OF FORT CALHOUN, NEBRASKA TO AMEND ARTICLE 4 "GENERAL PROVISIONS", SECTION 4.12 "ACCESSORY BUILDING AND USES", OF THE FORT CALHOUN, NEBRASKA ZONING REGULATIONS TO IMPROVE AND CLARIFY REGULATIONS RELATED TO ACCESSORY BUILDINGS.

RELATED ITEMS IN SECTIONS: 5.08 "R-1 SINGLE-FAMILY RESIDENTIAL"; 5.10 "R-3 MULTIPLE-FAMILY RESIDENTIAL"; 5.14 "C-3 URBAN CORRIDOR DISTRICT"; 5.15 "I-1 GENERAL INDUSTRIAL DISTRICT".

CHANGES TO SECTION 5.06 "LAND USE CATEGORIES/MATRIX" RELATED TO MOBILE HOME DWELLINGS IN THE "TA-1 TRANSITIONAL AGRICULTURE DISTRICT".

Chairman Herbert opened the Public Hearing at 7:03 to consider changing the text amendments above. Linda explained the definitions of the different types of buildings involved in the ordinance, no questions or comments.

Public Hearing: Opened at 7:09 pm Closed at 8:35 pm

CONSIDER THE REVISED PRELIMINARY AND FINAL PLAT APPLICATIONS 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.

Herbert said this was presented to the commission two months ago and asked Curt Hofer what information has changed since the previous City Council meeting on February 16, 2015? Curt proceeded to go through the Hidden Acres notebook, making sure all members had the previous and updated information. Herbert then asked him to present just the new information.

Tab 2- Revised Preliminary Plat Specifications w/ map.

Tab 5- Traffic review letter from Felsburg Holt & Ullevig.

Tab 8 –Subdivision Agreements Waivers

Tab 10 – Final Plat Specifications

Curt then shared the additional changes in detail:

- Drainage study
- Easements and agreements

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- Additional street profiles
- School bus pull off lane
- 20 foot private, 3 inch thick, paved road
- Fire hydrant at the entrance to sub-division

Curt answered questions about the proposed changes and asked for waivers in several areas. Curt points out that everyone has different opinions about what should and shouldn't be waived. Curt then asks for approval from the board with the new submitted changes. He pointed out if this was not approved, they would have to go back to the original plan of 10 acre lots.

Joe Nieto, one of the property owners spoke, saying he was looking forward to be moving into the area and hoped the sub-division would be approved. Christian New also spoke to the commission saying he liked the improvements made and is also hoping for approval.

Concerns that were expressed by Tom MacDissi & Fire Chief Dan Mallory:

- Following the sub-division regulations is in the best interest of Public Safety
- Fire suppression, water lines(should be 6-inch not 4-inch)
- Road is sub-standard (should be 25ft.) for fire trucks per regulations.
- Fire Board voted unanimously that no waivers be granted.

Lucas w/JEO explains his approach on sub-division, looking at the longevity angle.

- Road, width and thickness
- Water main doesn't meet standards
- Drainage study, not in agreement with TD2 calculations

Keith Marvin asked what happened at last City Council meeting.

- He feels probable annexation of that area is closer than Stage 4, therefore he feels the sub-division regulations should be followed. Curt commented that there is a formula to show it would be minimal cost to the city if they were to be annexed, with the waivers granted.

Ed Talbot expressed concerns:

- Waivers, if you start granting them, where do you stop?
- Safety issues, what are the liabilities down the road? And to who?

Eric asked about the length of the cul-de-sac and had concerns of that not meeting guidelines. He points out that this area is under the city's jurisdiction. There was general discussion among the members.

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:

1. Recommendation of Text Amendments to be presented in ordinance form to the City Council.
 - a) Article 4 Section 12 Accessory Building and Uses:4:12:12 (7) Increasing size on lots over an acres (pg48)

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- 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)

Motion made by Rich, seconded by Tom to approve text amendment changes. With members Donald, Rich, Tom, Mark, Eric voting YES, motion was approved.

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.

Motion made by Rich, second by Mark to deny the Preliminary Plat. With members Tom, Donald voting NO and Rich, Eric, Mark voting YES, motion to deny was approved.

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.

Motion made by Rich, second by Mark to deny the Final Plat. With members Donald, Tom voting NO and Eric, Mark, Rich voting YES, motion to deny was approved.

3. Annual Comprehensive Plan Review with Planning Consultant Keith Marvin:
 - Goals completed in 2014
 - Set goals to accomplish in 2015
4. Report on status of Revised Comprehensive Plan-Keith Marvin

Due to time, it was recommended to table until the April 6, 2015 meeting to review Comprehensive Plan.

New Business:

1. PERMITS: Chairman Herbert duly noted the following permits were issued February 1-28 , 2015:
 - Total Issued Permits = 11**
 - Roof/Siding/Gutters = 1
 - Building – Other = 6
 - Building – New S/F Res. = 1
 - Electrical = 1
 - Mechanical = 1
 - Plumbing = 1
 - Local = 0

Public Comments: None

Future Agenda Item(s): Keith Marvin Comprehensive Plan

Adjourn: Member Donald made a motion seconded by Member Tom to adjourn. With all members in attendance voting "Aye", meeting adjourned at 8:45 P.M.

Deb Sutherland, Deputy Clerk/Utility Clerk