

CITY OF FORT CALHOUN PLANNING COMMISSION

MARCH 2, 2015

7:00 P.M.

AGENDA

CALL TO ORDER:

ANNOUNCE COMPLIANCE WITH OPEN MEETINGS ACT:

ROLL CALL:

MINUTES FROM: February 2, 2015

PUBLIC HEARINGS:

Open Time: _____ **P.M.** **Close Time:** _____ **P.M.**

1. 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".

2. 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.

COMMITTEE REPORTS:

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

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)

b) Article 5 Section 8 R-1 Single Family Residential: Height and Lot Requirements (pg65) Changing contradictory Maximum Height

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- 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

Approve

Table for Further Study

Denial

2. Annual Comprehensive Plan Review with Planning Consultant Keith Marvin;

- Goals completed in 2014
- Set goals to accomplish in 2015

3. Report on status of Revised Comprehensive Plan-Keith Marvin

NEW BUSINESS:

PERMITS ISSUED: FEBRUARY 1- 28, 2015:

Permit Type	Total Issued	Property Owner	Description
Roof/Siding/Gutters			
Building – All Other	3	Michele Appel (1545 Betts Cir.) Michele Appel (1545 Betts Cir.) Bill Jacobs (505 Cherry Hills Lane)	Finish basement Shed Replace deck
Building – New S-F Residence	1	Jason Schwarte (7055 Co. Rd. 34)	New manufactured home
Electrical	2	Michele Appel (1545 Betts. Cir.) Michele Appel (1545 Betts Cir.)	Basement fixtures Shed/fixtures
Mechanical			
Plumbing	1	Michele Appel (1545 Betts Cir)	Plumb w/ fixtures
Local	0		
Grand Total	7		

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.

Approve

Table for Further Study

Denial

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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.

Approve

Table for Further Study

Denial

PUBLIC COMMENTS:

FUTURE AGENDA ITEMS:

ADJOURN TIME: _____ P.M.
