

## **April 9, 2018 Planning Commission Minutes**

Chairman Aaron Schrum called the regular meeting of the Fort Calhoun Planning Commission to order at 7:00 P.M. Monday, April 9, 2018. 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, April 6, 2018. Meetings are open to the public. Chairman Aaron Schrum, 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 Aaron Schrum, members Tony Knight, Rich Johnson, and Eric Herbert were present. Member Donald Welchert was absent.

Member Herbert made a motion to make an amendment to the March 12, 2018 minutes. Member Schrum seconded the motion. With members Schrum, Knight, Johnson, and Herbert voting "Aye", motion carried.

### **Public Hearing:**

The public hearing to consider the adoption of THE DECLARATION OF AN AREA OF THE CITY AS BLIGHTED AND SUBSTANDARD AND IN NEED OF REDEVELOPMENT PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW opened at 7:02 p.m.

There were no written comments. Jeff Ray, JEO Planner, discussed the Blight & Substandard Study, which is a means to using TIF as an economic development tool. The study was conducted in May 2014. Jeff gave a brief presentation and explanation of TIF. The public hearing closed at 7:41 p.m.

The public hearing to consider the adoption of THE ADOPTION OF A REDEVELOPMENT PLAN FOR SAID BLIGHTED AND SUBSTANDARD AREA opened at 7:41 p.m. There were no written comments. Jeff Ray, JEO Planner, explained that the Redevelopment Plan is a sister document to the Blight Study. The plan should conform with Comprehensive Plan. The plan creates an outline /framework for future projects. The public hearing closed at 7:56 p.m.

### **Unfinished Business:**

Member Herbert made a motion, seconded by member Knight to recommend approval for THE DECLARATION OF AN AREA OF THE CITY AS BLIGHTED AND SUBSTANDARD AND IN NEED OF REDEVELOPMENT PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW. With members Schrum, Knight, Johnson, and Herbert voting "Aye", motion carried.

Member Johnson made a motion, seconded by member Herbert to recommend approval for THE ADOPTION OF A REDEVELOPMENT PLAN FOR SAID BLIGHTED AND SUBSTANDARD AREA. With members Herbert, Schrum, Knight, and Johnson voting "Aye", motion carried.

**Permits:** Chairman Schrum noted the following permits were issued in March 2018.

### **Total Issued Permits = 5**

Roof/Siding/Gutters = 0; Building – Other = 1; Building – New S/F Res. = 0; Electrical = 1; Mechanical = 2; Plumbing = 1; Local=0

With no further business coming before the commission, the meeting adjourned at 7:59 P.M.

Attest: Alicia Koziol  
City Clerk