

September 5, 2017 Planning Commission Minutes

Chairman Eric Herbert called the regular meeting of the Fort Calhoun Planning Commission to order at 7:02 P.M. Wednesday, September 5, 2017. 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, September 1, 2017. 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 Aaron Schrum, Tom Thiem, and Rich Johnson were present. Member Donald Welchert was absent.

Others Present:

Ted Welchert, Cindy & Rich Gochanour, Clint Lewis, Linda Welsher, Bob & Lori Lammers, Bob Prieksat, Stanley Gage, Jeff Shaner, Deb Sutherland.

Member Johnson made a motion seconded by Thiem to approve the July 5, 2017 minutes as published. Members Johnson, Herbert, Schrum, and Thiem voted "Aye".

Public Hearing:

The public hearing to consider the adoption of The Amendment of the Future Land Use Plan of the City of Fort Calhoun Comprehensive Plan opened at 7:04 P.M. The Plan Amendment includes amending Tax Lot 154 Of Block 3, from Single Family Residential to Multi Family Residential. There were not written comments. Linda Welsher, 1623 Clay St., asked why it wasn't done when the Comprehensive Plan was updated in March. Member Herbert stated that they look at the map and don't look at each property one by one when updating the map. Rich Gochanour, 704 N. 13th St., said it looks like they are wanting to amend the map for a few people and not the public. Clint Lewis, 703 N. 13th St., asked if there was a ratio set from Single Family Residential to Multi-Family Residential in town? Member Herbert stated that the Comprehensive Plan is a study of housing and based on the needs of the community. Kevin, with JEO, said that typically the rule of thumb is a 3 to 1 ratio from Single Family Residential to Multi-Family Residential, but every community is different. He also said when working on a Comprehensive Plan, they're looking at the town overall rather than each individual property and when there is a property wanting to be rezoned to Multi-Family Residential that has an Multi-Family Residential property adjacent to it, it warrants discussion. Linda Welsher asked if anyone has looked at statistics of what apartments do to property values? Ted said he had spoken with a relator and it does not affect the home values that much. Linda asked where the diversity is in town? She said there are houses and apartments, but not many condos or duplex's. Ted stated that he is not going to building 72 apartments all at once, but the plans were drawn up to show what could be added in the future if needed and that the plans are still up in the air. He said it does not have to be specifically apartments. Kevin said that if they were to propose putting in anything with more than three units, they would have to go through the conditional use permit process, which would be a public hearing, and the public could voice their concerns. The public hearing closed at 7:35 P.M.

The public hearing considers the possible rezoning of tax lot 154 of block 3, located at 13th St. & Stevenson opened at 7:36 P.M. Autumn Pointe and Fort Calhoun residents wrote letters regarding the public hearing. Each Planning Commission member was given a copy of both letters. Kevin Anderson, JEO Planning Consultant, stated that if they were to rezone to R-3 and decide to build apartments with over three units, they would need to apply for a conditional use permit. Linda Welsher asked why they applied for rezoning before putting the plans first? Ted stated he followed the procedures he was told to do, again stating that it does not have to be apartment buildings and that if the City thinks something else would be a better fit, then he would take that into consideration. He said that he put out a site plan of what would fit on the property and it was all very preliminary. Cindy Gochanour said she is not opposed to development if it were to be something like condos or townhomes. Kevin Anderson said that once a plan is submitted, then a traffic study would be done on the area.

Committee Reports: None

Unfinished Business:

Member Schrum made a motion, seconded by member Thiem to recommend approval of the Amendment of the Future Land Use Plan of the City of Fort Calhoun Comprehensive Plan. The plan amendment includes amending tax lot 154 of block 3, from Single Family Residential to Multi-Family Residential. Member Herbert said with Future Land Use, they're looking at potential growth and this area is positioned for growth. Member Johnson said that Multi-Family Residential fits in with that area of town, with Autumn Pointe being the neighboring property. Rich Gochanour asked if the Planning Commission was wanting the property value in that area to go down? Member Thiem said that there is not a definite, proposed project yet for the area and they are just voting on changing the Future Land Use Map from Single Family Residential to Multi-Family Residential. Any projects proposed would have to go through the proper procedures. Kevin Anderson stated that Multi-Family Residential allows for more density and you're still able to put single family homes in that district. With members Thiem, Johnson, Herbert, and Schrum voting "Aye", motion carried.

Member Schrum made a motion, seconded by member Thiem to consider the possible rezoning of tax lot 154 of block 3, located at 13th St. & Stevenson. Member Schrum said that he believes the developer will do what is right for the community. Cindy Gochanour said she wouldn't object to something with two to three units per building. Linda Welscher said we need something in town for young adults or older couples like townhomes or pocket communities where it is maintained by the owner. Ted Welchert stated again that he is not going to do anything that will upset the community and he will look at all the options. With members Schrum, Thiem, Johnson, and Herbert voting "Aye", motion carried.

New Business: None

Permits: Chairman Herbert noted the following permits were issued July 1st – 31st & August 1st – 31st:

Total Issued Permits = 9

Roof/Siding/Gutters = 0; Building – Other = 2; Building – New S/F Res. = 1; Electrical = 2; Mechanical = 2; Plumbing = 3; Local=0

With no further business coming before the commission the meeting adjourned at 8:48 P.M.

Alicia Stevens
City Clerk