

## **April 1, 2019 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 1, 2019. 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, March 29, 2019. Meetings are open to the public. Vice 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: Tony Knight, Nate Dougherty, and Eric Herbert were present.

Member Knight made a motion seconded by member Dougherty to approve the January 7, 2019 minutes. With members Knight, Dougherty, and Herbert voting "Aye", motion carried.

### **Public Hearing:**

The public hearing to consider A CONCURRENT REPLAT OF LOTS 7-11 BLOCK 72 & SOUTH HALF OF THE VACATED ALLEY ADJOINING ON THE NORTH, OF CALHOUN CITY COMPANY'S ADDITION, CITY OF FORT CALHOUN, WASHINGTON COUNTY, NEBRASKA opened at 7:01 p.m. There were no written or public comments. Public hearing closed at 7:02 p.m.

The public hearing to consider THE SUBDIVISION REGULATIONS REVISIONS TO SECTION 1.04 – DEFINITIONS, SECTION 2.07 – ZONING PERMIT, AND SECTION 3.01 – PROCEDURES FOR FILING A PRE-APPLICATION PLAN AND DATA opened at 7:02 p.m. There were no written comments. City Engineer, Lucas Billesbach, discussed the subdivision regulations and zoning ordinance revisions. He explained by doing a deed restriction will take of any legacy issues that are outstanding, such as zoning applications for properties that are on any easements with no legal access. Revisions to the subdivision regulations include definitions for access, deed restriction, and lot of record; adding "legal access" to 2.07 under General Provisions and 3.01 under Procedures. Zoning ordinance revisions include adding definitions for access, deed restriction, and lot of record; adding "legal access" to 4.06 under General Provisions; and updating section 12.06 under Amendments & Application Process. Lucas said the revisions are to ensure the appropriate steps are being taken during the permitting process. Public hearing closed at 7:13 p.m.

The public hearing to consider ZONING ORDINANCE REVISIONS TO SECTION 2.03 – DEFINITIONS AND SECTION 4.06 – LOT opened at 7:14 p.m. There were no written or public comments. Public hearing closed at 7:14 p.m.

### **New Business:**

Member Knight made a motion seconded by member Dougherty to recommend approval for the concurrent replat of lots 7-11 block 72 & south half of the vacated alley adjoining on the north, of Calhoun City Company's Addition, City of Fort Calhoun, Washington County, Nebraska. The City Engineer said JEO sees no issues with the proposed replat. With members Herbert, Knight, and Dougherty voting "Aye", motion carried.

Member Dougherty made a motion seconded by member Knight to recommend approval of the Subdivision Regulations Revisions to Section 1.04 – Definitions, Section 2.07 – Zoning Permit, And Section 3.01 – Procedures for Filing A Pre-Application Plan and Data. With members Dougherty, Herbert, and Knight voting "Aye", motion carried.

Member Knight made a motion seconded by member Dougherty to recommend approval of Zoning Ordinance Revisions to Section 2.03 – Definitions and Section 4.06 – Lot. With members Knight, Dougherty, and Herbert voting "Aye", motion carried.

**Permits:** Vice Chairman Herbert noted the permits issued in January, February, and March were reviewed.

#### **Total Issued Permits (January) = 12**

Building – Other = 1; Building – New S/F Res. = 1; Electrical = 5; Mechanical = 2; Plumbing = 3

#### **Total Issued Permits (February) = 4**

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

#### **Total Issued Permits (March) = 4**

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

With no further business coming before the commission, Member Welchert made a motion to adjourn, seconded by member Herbert, the meeting adjourned at 7:18 P.M.

Attest: Alicia Koziol  
City Clerk