

February 15, 2018 Planning Commission Minutes

Chairman Eric Herbert called the regular meeting of the Fort Calhoun Planning Commission to order at 7:00 P.M. Thursday, February 15, 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 Monday, February 12, 2018. 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 Donald Welchert, Aaron Schrum, Tony Knight, and Rich Johnson were present.

Others Present:

Northern Hills Ventures (applicants), Bob and Lori Lammers (residents)

Member Johnson made a motion seconded by Welchert to approve the January 8, 2018 minutes as published. Members Johnson, Herbert, Welchert, and Schrum voted "Aye". Member Knight abstained.

Public Hearing:

The public hearing to consider the adoption of AN APPLICATION FOR CONDITIONAL USE PERMIT FOR A BANQUET/RECEPTION FACILITY IN THE URBAN CORRIDOR DISTRICT. THE PROPERTY IN QUESTION IS PARCEL IDENTIFICATION NUMBER 890061005 opened at 7:01 p.m. Scott Dippel (Northern Hills Ventures) explained his plans for the property. There is an existing house on that property that would be demolished. They are planning to put in a 7,000 square foot "barn like" building on the northeast portion of the property-Northern Lites Meeting and Reception Venue, with a parking lot on the northwest portion. The building would include a main hall, small hall, outdoor area, reception area, kitchen, bar, restrooms, and vestibule. The main area would accommodate approximately 230 people and the smaller area would accommodate approximately 50 people. Scott explained the parking layout. Member Herbert stated that Jeff Ray, JEO Planner, recommended six conditions to include in the application: *The construction of the Banquet/Reception Facility commences within 12 months of the issuance of the Conditional Use Permit for Warehousing (enclosed); Hours of operation shall not exceed 10:00pm Sundays through Thursdays and 12:00am (midnight) on Fridays and Saturdays; Sound decibel levels, as measured from adjacent residential properties, shall not exceed 65 dB(A) prior to 9:00pm and 60 dB(A) any time after 9:00pm; The property shall be screened from adjacent residential uses with a solid fence or wall, or landscaping, or any combination thereof. Screening shall be designed to eliminate the penetration of stationary lighting from the structure(s) and parking lot, or headlights from vehicles within and entering/exiting the parking lot; Any delivery access doors and parking shall be screened from sight of adjacent residential properties with a wall, fencing, or landscaping; Any on-site waste containers shall be screened from sight of adjacent residential properties with a wall, fencing, or landscaping.* The public hearing closed at 7:22 p.m.

Unfinished Business:

Member Schrum made a motion, seconded by member Knight to recommend approval for AN APPLICATION FOR CONDITIONAL USE PERMIT FOR A BANQUET/RECEPTION FACILITY IN THE URBAN CORRIDOR DISTRICT. THE PROPERTY IN QUESTION IS PARCEL IDENTIFICATION NUMBER 890061005, with conditions including JEO's six recommendations and adding landscaping and/or wainscoting (stone or brick) to the east/highway 75 side of the building. With members Knight, Johnson, Herbert, Welchert, and Schrum voting "Aye", motion carried.

New Business:

Member Herbert congratulated members Aaron Schrum and Tony Knight on their appointments to the Planning Commission.

Member Herbert nominated member Schrum for Chairman. Member Welchert seconded the nomination. Members Herbert, Welchert, Schrum, Knight, and Johnson voted "Aye", motion carried.

Member Herbert nominated himself for Vice Chairman. Member Welchert seconded the nomination. Members Johnson, Herbert, Welchert, Schrum, and Knight voted "Aye", motion carried.

Member Herbert nominated Alicia Koziol (City Clerk) for secretary. Member Schrum seconded the nomination. Members Knight, Johnson, Herbert, Welchert, and Schrum voted "Aye", motion carried.

Permits: Chairman Herbert noted the following permits were issued in January 2018.

Total Issued Permits = 4

Roof/Siding/Gutters = 0; Building – Other = 2; Building – New S/F Res. = 0; Electrical = 0; Mechanical = 2; Plumbing = 0; Local=0
With no further business coming before the commission, Member Schrum made a motion to adjourn, seconded by member
Welchert, the meeting adjourned at 7:35 P.M.

Attest: Alicia Koziol
City Clerk