

March 12, 2018 Planning Commission Minutes

Chairman Aaron Schrum called the regular meeting of the Fort Calhoun Planning Commission to order at 7:02 P.M. Monday, March 12, 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 Tuesday, March 6, 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 Aaron Schrum, members Rich Johnson, Eric Herbert, Donald Welchert, and Tony Knight were present.

Others Present:

Mitch Robinson (Mayor), Lori Lammers (council member)

Member Herbert made a motion seconded by Welchert to approve the February 15, 2018 minutes as published. With members Knight, Johnson, Herbert, Welchert, and Schrum voting "Aye", motion carried.

Public Hearing:

The public hearing to consider the adoption of AN AMENDMENT OF ARTICLE 5, SECTION 5.07.08 OF THE FORT CALHOUN ZONING ORDINANCE TO AMEND OTHER APPLICABLE PROVISIONS 1 AND 2 (SETBACK BUFFERS) LISTED FOR ZONE TA-1: TRANSITIONAL AGRICULTURE DISTRICT opened at 7:03 p.m. There were no written comments. The proposed amendment would be: 1.) *The following uses shall be located a minimum of ~~2,640~~ 750 feet from any adjacent residential, commercial, industrial, or public use, as measured from the nearest point on the lot line; a. Commercial auction yards or barns, b. Commercial production and husbandry of poultry, fish, and small animals, c. Commercial feedlots, d. Mining and extraction of natural resources, e. Feed mills, f. Veterinarians' offices and hospitals, and boarding kennels, applicable only to any structure or building used to house horses or other animals, g. Raising and care of animals for 4-H, Future Farmer of America (FFA) or other rural/school organizations, h. Kennels, stables, and riding clubs, applicable only to any structure or building used to house horses or other animals, i. Auto wrecking yards, junk yards, salvage yards, and scrap processing yards, j. Storage and distribution of anhydrous ammonia, fuel, fertilizer, and other chemicals. 2.) No new residential, commercial, industrial, or public use shall be located nearer than ~~3,960~~ 500 feet to any existing use listed in Section 5.07.08.* Lori Lammers, 120 N. 14th, asked what the purpose of making the buffers so close was? Jeff Ray, JEO Planner, explained that they look at other community's regulations and the buffers being proposed are more in compliance of what the other communities are doing. Member Herbert explained that with the buffers currently in place, there isn't much developable land. Jeff Ray stated that the current buffers limit further growth. Mayor Mitch explained that the rock quarry is within the buffer zones that causes limited development. The public hearing closed at 7:21 p.m.

Unfinished Business:

Member Herbert made a motion, seconded by member Welchert to recommend approval for AN AMENDMENT OF ARTICLE 5, SECTION 5.07.08 OF THE FORT CALHOUN ZONING ORDINANCE TO AMEND OTHER APPLICABLE PROVISIONS 1 AND 2 (SETBACK BUFFERS) LISTED FOR ZONE TA-1: TRANSITIONAL AGRICULTURE DISTRICT. With members Knight, Johnson, Herbert, Welchert, and Schrum voting "Aye", motion carried.

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

Total Issued Permits = 4

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

With no further business coming before the commission, Member Herbert made a motion to adjourn, seconded by member Welchert, the meeting adjourned at 7:23 P.M.

Attest: Alicia Koziol
City Clerk