

November 12, 2019 Planning Commission Minutes

Chairman Aaron Schrum called the regular meeting of the Fort Calhoun Planning Commission to order at 6:04 P.M. Tuesday, November 12, 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, November 8, 2019. Meetings are open to the public. Chairman 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: Donald Welchert, Aaron Schrum, Tony Knight, and Nate Dougherty were present. Member Eric Herbert was absent.

Member Knight made a motion to approve the October 7, 2019 minutes. Member Dougherty seconded the motion. With members Welchert, Schrum, Knight, and Dougherty voting "Aye", motion carried.

Public Hearing:

The public hearing to consider an "AMENDMENT TO THE GENERAL REDEVELOPMENT PLAN OF THE CITY OF FORT CALHOUN, NEBRASKA (NORTHERN HILLS VENTURES, LLC, REDEVELOPMENT PROJECT)" FOR REDEVELOPMENT PURSUANT TO THE COMMUNITY DEVELOPMENT LAW, NEBRASKA REVISED STATUTES, SECTIONS 18-2101, ET SEQ., WITHIN THE BLIGHTED AND SUBSTANDARD REDEVELOPMENT AREA LEGALLY DESCRIBED AS NORTHERN LIGHTS, LOT 1 BLOCK 9, A SUBDIVISION OF THE CITY OF FORT CALHOUN, WASHINGTON COUNTY, NEBRASKA opened at 6:06 p.m. Andrew Willis, TIF Council for the City of Fort Calhoun, discussed the amendment to the redevelopment plan. He believes it is conformance with the Comprehensive Plan and general development of the city. He went over Exhibit E (construction costs) and Exhibit F (sources & uses of TIF) from the plan amendment. He didn't see any issues with the numbers and said the benefits of the project outweigh the cost. Michael Sands, TIF Attorney for Northern Hills Ventures, discussed the project and design. Public hearing closed at 6:20 p.m.

New Business:

Member Dougherty made a motion to approve **Resolution 2019-12 – Redevelopment Plan Amendment– Northern Hills Ventures Redevelopment Project**. Motion seconded by member Welchert. With members Dougherty, Welchert, Schrum, and Knight voting "Aye", motion carried.

A true and complete copy of the said Resolution is as follows:

RESOLUTION 2019-12

(Redevelopment Plan Amendment– Northern Hills Ventures Redevelopment Project)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FORT CALHOUN, NEBRASKA, MAKING A RECOMMENDATION TO THE COMMUNITY DEVELOPMENT AGENCY AND THE CITY COUNCIL OF THE CITY OF FORT CALHOUN, NEBRASKA, WITH RESPECT TO THE AMENDMENT OF THE REDEVELOPMENT PLAN FOR THE CITY OF FORT CALHOUN, NEBRASKA, INCLUDING A SPECIFIC REDEVELOPMENT PROJECT.

RECITALS

- A. The Community Development Agency of the City of Fort Calhoun ("CDA") has submitted the question of whether the General Redevelopment Plan for the City, a copy of which is on file and available for public inspection with the City Clerk, (the "Redevelopment Plan") should be amended to include a project for the redevelopment of certain real property within the Redevelopment Area identified and legally defined in said amendment (the "Project Site"), of which proposed amendment is on file and available for public inspection with the Fort Calhoun City Clerk.
- B. Notice of public hearing regarding the question of whether the Redevelopment Plan should be recommended to the City Council and ultimately be adopted and approved by the City was provided in conformity with the Open Meetings Act, Neb. Rev. Stat. § 84-1407 et seq., the Community Development Law, Neb. Rev. Stat. §§ 18-2115 and 18-2115.01, and Nebraska law.
- C. On November 12, 2019, after providing notice as required by the Community Development Law, the Planning Commission held a public hearing relating to the question of whether the amendment to the Redevelopment Plan should be recommended to the City Council and ultimately be adopted and approved by the City. All interested parties

were afforded at such public hearing a reasonable opportunity to express their views respecting the submitted question.

D. The Planning Commission has reviewed the amendment to the Redevelopment Plan and has duly considered all statements made and material submitted related to the submitted question.

NOW THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Fort Calhoun, Nebraska, in accordance with the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2154 (the "Act"), as follows:

1. The Project Site is in need of redevelopment to remove blight and substandard conditions identified pursuant to the Act.
2. The amendment to the Redevelopment Plan will, in accordance with the present and future needs of the City of Fort Calhoun, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth in the Act.
3. The amendment to the Redevelopment Plan is in conformance with the general plan for development of the City of Fort Calhoun as a whole, as set forth in the City of Fort Calhoun Comprehensive Plan, as amended.

BE IT FURTHER RESOLVED, that pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the Planning Commission does hereby recommend: (i) recommendation of the amendment to the Redevelopment Plan by the CDA to the City Council; and (ii) approval of the amendment to the Redevelopment Plan by the City Council as the governing body for the City of Fort Calhoun.

Passed and approved by the Planning Commission on this 12th day of November, 2019.

PLANNING COMMISSION OF THE
CITY OF FORT CALHOUN, NEBRASKA

By: Aaron Schrum
Chairman

Permits: Chairman Schrum noted the permits issued in October were reviewed.

Total Issued Permits = 7

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

With no further business coming before the commission, Member Dougherty made a motion to adjourn, seconded by member Welchert, the meeting adjourned at 6:22 P.M.

Attest: Alicia Koziol
City Clerk