

October 12, 2017

Member Rich Johnson called the special meeting of the Fort Calhoun Planning Commission to order at 7:00 P.M. Thursday, October 12, 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 Tuesday, October 12, 2017. Meetings are open to the public. Member Rich Johnson 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: Members Rich Johnson, Donald Welchert, and Aaron Schrum were present. Chairman Eric Herbert and member Tom Thiem were absent.

Others Present:

Kevin Anderson-JEO Planning Consultant, Katie Knight-City Treasurer, Joel Swanson, Linda Welsler, Eileen Justus, and Cheryl Baha.

Public Hearing: The public hearing to CONSIDER THE CONDITIONAL USE PERMIT FOR VEHICLE STORAGE, LONG TERM IN A C-3 URBAN CORRIDOR ZONE (PARCEL #890062209, LOCATED AT 201 S 14TH STREET) opened at 7:01 P.M. There was a written comment by Bob Lammers which was read by Rich Johnson and placed on record. The proposed building is a two-tone gray, metal building, 84' (along Clay St) by 45' (along Highway 75) with full soffits and facia. Side walls are 15' and peak of roof would be around 22'-24' tall. Paving would be done by all garage door entrances; grass, trees, etc. in the front and on sides. The existing gray shed will be torn down and the new building will be in line along Clay St with the existing white building. It will store personal vehicles and gas station/oil memorabilia. The lot is a little tough to use; there is a 4' concrete tube that runs diagonally through the lot. The public hearing closed at 7:07 P.M.

With further discussion, it was mentioned that there was only 9' between the existing building and the proposed building. It was pointed out that it needs to be 10' due to fire code. All other setbacks are met. Overhang is not included in the setbacks.

Committee Reports: None

Unfinished Business: Kevin with JEO made his presentation. As it was proposed, it falls within the conditional use permit guidelines. Kevin handed out the City's design guidelines as well as JEO's recommendation in support of the conditional use permit with the conditions of no outside storage, have proper fencing, and follow the design guidelines. Member Schrum made the recommendation, seconded member Welchert, to move forward with THE CONDITIONAL USE PERMIT FOR VEHICLE STORAGE, LONG TERM IN A C-3 URBAN CORRIDOR ZONE (PARCEL #890062209, LOCATED AT 201 S 14TH STREET) with the additions of landscaping (little trees, shrubs, etc.) and simulated brick 3'-4' along the lower portion of the building on the West side facing Highway 75. With all members present voting "Aye", the recommendation carried.

New Business: None

Future agenda items: None

With no further business coming before the commission, the meeting was adjourned at 7:32 P.M.

Katie Knight-Treasurer