

## **December 2, 2024 Planning Commission Minutes**

Chairman Aaron Schrum called the regular meeting of the Fort Calhoun Planning Commission to order at 7:00 P.M. Monday, December 2, 2024. 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 Wednesday, November 27, 2024. 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: Aaron Schrum, Nate Dougherty, and Bryan Therkildsen. Members Tony Knight and Eric Herbert were absent.

Member Dougherty made a motion seconded by member Therkildsen to approve the November 4, 2024 minutes. With members Dougherty, Schrum, and Therkildsen voting "Aye", motion carried.

### **Public Hearing:**

The public hearing relating to AN AMENDMENT TO THE FORT CALHOUN ZONING ORDINANCE OF ARTICLE 5, SECTION 5.06 - LAND USE CATEGORIES/MATRIX AND ARTICLE 9, SECTION 9.21 - OUTDOOR STORAGE CONTAINERS opened at 7:01 p.m. Jeff Ray, City Planner, explained the amendments. Storage containers would be Conditional Uses in Transitional Ag, General Commercial, General Industrial and Industrial. The Conditional Use Permits would be good for one year and automatically renew unless there are issue or complaints. The public hearing closed at 7:04 p.m.

### **New Business:**

Member Dougherty made a motion to recommend approval for an amendment to the Fort Calhoun Zoning Ordinance of Articles 5, Section 5.06 – Land Use Categories/Matrix and Article 9, Section 9.21 – Outdoor Storage Containers. Member Therkildsen seconded the motion. With members Schrum, Dougherty, and Therkildsen voting "Aye", motion carried.

Discussion regarding proposed plat for a Tax Lots 61, 62 & 163 was tabled. The Wallburg's and Mattison's (6523 Lin Su Lane) were present and discussed their proposed plat. Lucas Billesbach, City Engineer, thought it would be a simple administrative plat but once he received a draft of the plat he realized it was a little more complicated. The Wallburg's and Mattison's do not want utility easements or an easement to the north. The Planning Commission understood and agreed. They will submit a preliminary and final plat and application in December or January.

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

### **Total Issued Permits = 4**

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

With no further business coming before the commission, the meeting adjourned at 7:37 P.M.

Attest: Alicia Koziol  
City Clerk