

December 7, 2020 Planning Commission Minutes

Nate Dougherty called the regular meeting of the Fort Calhoun Planning Commission to order at 7:00 P.M. Monday, December 7, 2020. 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, December 4, 2020. Meetings are open to the public. Member Dougherty 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, Tony Knight, and Nate Dougherty were present. Member's Aaron Schrum and Eric Herbert were absent.

Member Knight made a motion to approve the October 5, 2020 minutes. Member Welchert seconded the motion. With members Dougherty, Welchert, and Knight voting "Aye", motion carried.

Public Hearing:

The public hearing to CONSIDER THE PRELIMINARY AND FINAL PLAT APPLICATIONS FOR THE SUBDIVISION OF WELCHERT ACRES LOTS 1 THRU 4, BEING A PLATTING OF TAX LOT 99, LYING IN THE SE ¼ SW ¼ OF SECTION 2, T17N, R12E OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA was postponed.

The public hearing to consider AN AMENDMENT OF THE FORT CALHOUN ZONING ORDINANCE TO ARTICLE 5 SECTION 5.06 - LAND USE CATEGORIES MATRIX opened at 7:01 p.m. There were no written. Lucas Billesbach, City Engineer, discussed the regulations. Commercial kennels are a conditional use in the TA-1 district, but in the matrix they are listed as permitted. The amendment is to make commercial kennels a conditional use in the matrix, as well as other uses that were listed as permitted in the TA-1/RR districts in the matrix. The public hearing closed at 7:06 p.m.

New Business:

Member Knight made a motion seconded by member Welchert to recommend approval for the Amendment of the Fort Calhoun Zoning Ordinance to Article 5 Section 5.06 - Land Use Categories Matrix. With members Knight, Dougherty, and Welchert voting "Aye", motion carried.

City Engineer, Lucas Billesbach, discussed the Annexation Utility Plan. The annexation committee met a few months ago and have looked at four main areas to consider annexing. JEO took a closer look at those four areas to see what it would take to serve utilities as well as street infrastructure. Lucas discussed each area with the Planning Commission and explained the opinion of construction cost for both sewer service and street improvements.

Permits: Chairman Schrum noted the permits issued in August/September were reviewed.

Total Issued Permits = 14

Building – Other = 3; Building – New S/F Res. = 2; Electrical = 4; Mechanical = 2; Plumbing = 0; Other = 3

With no further business coming before the commission, the meeting adjourned at 7:29 P.M.

Attest: Alicia Koziol
City Clerk