

## **February 7, 2022 Planning Commission Minutes**

Chairman Eric Herbert called the regular meeting of the Fort Calhoun Planning Commission to order at 7:01 P.M. Monday February 7, 2022. 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, February 4<sup>th</sup>. Meetings are open to the public. Vice Chairman 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: Eric Herbert, Donald Welchert, and Nate Dougherty were present. Tony Knight and Bryan Therkildsen were absent.

Member Dougherty made a motion to approve the October 4, 2021 and October 20, 2021 minutes. Member Herbert seconded the motion. With members Herbert, Welchert, and Dougherty voting "Aye", motion carried.

### **Public Hearing:**

The public hearing relating to AN AMENDMENT OF STORMWATER MANAGEMENT ORDINANCE (NO. 2018.373) (NO. 2018.737), ARTICLE 2, SECTION 2.01(6) TO REMOVE WASHINGTON COUNTY AND INSERT CITY OF FORT CALHOUN CRITERIA opened at 7:01 p.m. There were no written or public comments. The public hearing closed at 7:02 p.m.

The public hearing relating to AN AMENDMENT TO THE FORT CALHOUN ZONING ORDINANCE OF ARTICLE 5, SECTION 5.08.07, RURAL RESIDENTIAL HEIGHT AND AREA REGULATIONS, TO AMEND THE SIDE YARD SETBACK FROM 50 FEET TO 30 FEET IN ALL CATEGORIES; AND TO AMEND "HARD SURFACED" TO "PAVED SURFACE" IN THE FOLLOWING SECTIONS: 5.12.07, 5.9, 9.10, 9.12, AND 9.15 opened at 7:03 p.m. There were no written comments. Alicia Koziol, City Clerk, explained that the regulations refer to "hard" surface in every section, but the definitions say "paved", so it just needed to be cleaned up. The Planning Commission discussed the side yard setbacks and what other communities had in place, such as Blair, Arlington, Tekamah, and Washington County. They found that the other communities had side yard setbacks of 25 feet or less. The public hearing closed at 7:07 p.m.

### **New Business:**

Member Dougherty made a motion to recommend approval for AN AMENDMENT OF STORMWATER MANAGEMENT ORDINANCE (NO. 2018.373) (NO. 2018.737), ARTICLE 2, SECTION 2.01(6) TO REMOVE WASHINGTON COUNTY AND INSERT CITY OF FORT CALHOUN CRITERIA. Member Welchert seconded the motion. With members Dougherty, Herbert, and Welchert voting "Aye", motion carried.

Member Dougherty made a motion to recommend approval for AN AMENDMENT TO THE FORT CALHOUN ZONING ORDINANCE OF ARTICLE 5, SECTION 5.08.07, RURAL RESIDENTIAL HEIGHT AND AREA REGULATIONS, TO AMEND THE SIDE YARD SETBACK FROM 50 FEET TO 25 FEET IN ALL CATEGORIES; AND TO AMEND "HARD SURFACED" TO "PAVED SURFACE" IN THE FOLLOWING SECTIONS: 5.12.07, 5.9, 9.10, 9.12, AND 9.15. Member Herbert seconded the motion. With members Welchert, Dougherty, and Herbert voting "Aye", motion carried.

### **Member Appointments and Election of Officers:**

Member Dougherty nominated Eric Herbert for Chairman, seconded by member Welchert. With members Herbert, Welchert, and Dougherty voting "Aye", motion carried.

Member Herbert nominated Nate Dougherty for Vice Chairman, seconded by member Welchert. With members Dougherty, Herbert, and Welchert voting "Aye", motion carried.

Member Herbert nominated the City Clerk (Alicia Koziol) to continue as secretary, seconded by member Welchert. With members Welchert, Dougherty, and Herbert voting "Aye", motion carried.

**Permits:** Chairman Herbert noted the permits issued in October, November, December were reviewed.

### **Total Issued Permits = 17**

Building – Other = 5 Building – New S/F Res. = 0; Electrical = 5; Mechanical = 3; Plumbing = 0; Other = 4

With no further business coming before the commission, the meeting adjourned at 7:14 P.M.

Attest: Alicia Koziol  
City Clerk