

July 6, 2021 Planning Commission Minutes

Chairman Eric Herbert called the regular meeting of the Fort Calhoun Planning Commission to order at 7:00 P.M. Tuesday, July 6, 2021. 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, July 2, 2021. Meetings are open to the public. Chairman Herbert announced a copy of the open meetings law, which is posted continually for public inspection on the wall in the Council Chambers/Library.

Chairman Herbert acknowledged Brian Lashers resignation from the Planning Commission & welcomed Bryan Therikildsen as new member.

The following answered roll call: Tony Knight, Bryan Therikildsen, Eric Herbert, Donald Welchert, and Nate Dougherty were present.

Member Knight made a motion to approve the June 7, 2021 minutes. Member Dougherty seconded the motion. With members Dougherty, Knight, Therikildsen, Herbert, and Welchert voting "Aye", motion carried.

Public Hearing:

The public hearing relating to Area 2018-4: TAX LOT 28 ALL IN SECTION 12, TOWNSHIP 17 NORTH, RANGE 12 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA opened at 7:03 p.m. There were no written comments. Jeff Shaner, 225 N. 7th St. expressed his concerns for the purpose of the annexation and asked what the benefit was. Chairman Herbert explained the purpose was for controlled growth of the city and that the proposed annexation was in line with the city's Comprehensive Plan. Jeff Ray, City Planner, discussed the regulations and codes they would have to follow if they were annexed and the benefits of being annexed, such as being able to vote in local city elections. Jeff and Kelli Shaner said they have been voting in the local election because they are in the one-mile jurisdiction. Jeff Ray explained they have to be within the corporate limits to vote in city elections. Kelli Shaner, 225 N. 7th St., said the land surrounding their property is not developable. The public hearing closed at 7:27 p.m.

The public hearing relating to Area 2018-12: TAX LOTS 61, 62, 96, 112, 113, 121, 122 AND 163 ALL IN SECTION 11, TOWNSHIP 17 NORTH, RANGE 12 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA opened at 7:28 p.m. There were no written comments. Stu Sprick, 1610 Lincoln St., said he didn't see the benefit of annexing this area. Rachel Mattison, 6523 LinSu Ln, had questions regarding city services and the use of their land if they were to be annexed. The public hearing closed at 7:41 p.m.

The public hearing relating to Area 2018-16: TAX LOTS 82 AND 111 ALL IN SECTION 11, TOWNSHIP 17 NORTH, RANGE 12 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA opened at 7:41 p.m. There were no written or public comments. The public hearing closed at 7:42 p.m.

New Business:

Member Knight made a motion to recommend approval for annexation of Area 2018-4: TAX LOT 28 ALL IN SECTION 12, TOWNSHIP 17 NORTH, RANGE 12 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA. With lack of second, motion died. Member Dougherty made a motion, seconded by member Welchert to recommend denial for annexation of Area 2018-4: TAX LOT 28 ALL IN SECTION 12, TOWNSHIP 17 NORTH, RANGE 12 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA. With members Welchert, Dougherty, and Therikildsen voting "Aye" and Knight and Herbert voting "Nay", motion carried.

Member Dougherty made a motion, seconded by member Knight to recommend approval for annexation of Area 2018-12: TAX LOTS 61, 62, 96, 112, 113, 121, 122 AND 163 ALL IN SECTION 11, TOWNSHIP 17 NORTH, RANGE 12 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA. With members Herbert, Welchert, Dougherty, and Knight voting "Aye" and Therikildsen voting "Nay", motion carried.

Member Dougherty made a motion, seconded by member Knight to recommend approval for annexation of Area 2018-16: TAX LOTS 82 AND 111 ALL IN SECTION 11, TOWNSHIP 17 NORTH, RANGE 12 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA. With members Herbert, Welchert, Dougherty, and Knight voting "Aye" and Therikildsen voting "Nay", motion carried.

Permits: Chairman Herbert noted the permits issued in May & June were reviewed.

Total Issued Permits = 11

Building – Other = 4 Building – New S/F Res. = 1; Electrical = 2; Mechanical = 2; Plumbing = 0; Other = 2

With no further business coming before the commission, the meeting adjourned at 7:51 P.M.

Attest: Alicia Koziol
City Clerk