

March 8, 2021 Planning Commission Minutes

Chairman Eric Herbert called the regular meeting of the Fort Calhoun Planning Commission to order at 7:00 P.M. Monday, March 8, 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, March 5, 2020. 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.

The following answered roll call: Tony Knight, Brian Lasher, and Eric Herbert were present. Nate Dougherty and Donald Welchert were absent.

Member Knight made a motion to approve the January 4, 2021 minutes. Member Lasher seconded the motion. With members Herbert, Knight, and Lasher voting "Aye", motion carried.

Public Hearing:

The public hearing to CONSIDER APPROVAL OF AN APPLICATION FROM GENE & CATHY WELCHERT/ROSEWOOD LLC FOR A REPLAT OF LOTS 1-12, BLOCK 89 OF THE CITY OF FORT CALHOUN, WASHINGTON COUNTY, NEBRASKA opened at 7:01 p.m. There were no written comments. Cathy Welchert, applicant, discussed the replat. Lucas Billesbach, City Engineer, commented on the replat. He explained that after the replat there will be non-conforming structures, but they are currently non-conforming so it's not creating a bigger issue. Lucas recommended a blanket utility easement be added to the replat that would cover the utilities that may exist between the structures for services. The public hearing closed at 7:10 p.m.

The public hearing to CONSIDER ZONING ORDINANCE REVISIONS TO SECTION 5.06 – LAND USE CATEGORIES/MATRIX; SECTION 5.07.08 – TA-1 DISTRICT (OTHER APPLICABLE PROVISIONS); SECTION 5.12.04 – RM DISTRICT (CONDITIONAL USES) opened at 7:11 p.m. There were no written comments. Lucas Billesbach, City Engineer, explained sections of the Zoning Ordinance needed cleaned up so they are congruent with each other. The public hearing closed at 7:12 p.m.

New Business:

Member Knight made a motion to recommend approval for application from Gene & Cathy Welchert/Rosewood LLC for a Replat of Lots 1-12, Block 89 of the City of Fort Calhoun, with the condition that a blanket utility easement is added to the replat before the City Council meeting. Member Lasher seconded the motion. With members Lasher, Herbert, and Knight voting "Aye", motion carried.

Member Knight made a motion, seconded by member Lasher to recommend approval for the Zoning Ordinance Revisions to Section 5.06 – Land Use Categories/Matrix; Section 5.07.08 – TA-1 District (Other Applicable Provisions); Section 5.12.04 – RM District (Conditional Uses). With members Knight, Lasher, and Herbert voting "Aye", motion carried.

Member Knight made a motion, seconded by member Lasher to recommend approval to adopt Amendment No. 1 to the 2018 Annexation Plan – which includes areas 2018-4, 2018-10-A, 2018-12, and 2018-16. With members Knight, Lasher, and Herbert voting "Aye", motion carried.

Permits: Chairman Herbert noted the permits issued in February were reviewed.

Total Issued Permits = 2

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

With no further business coming before the commission, the meeting adjourned at 7:35 P.M.

Attest: Alicia Koziol
City Clerk