

November 4, 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, November 4, 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 Friday, November 1, 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: Eric Herbert, Aaron Schrum, Nate Dougherty, and Tony Knight. Member Bryan Therkildsen was absent.

Member Dougherty made a motion seconded by member Knight to approve the June 3, 2024 minutes. With members Herbert, Dougherty, Knight, and Schrum voting "Aye", motion carried.

Public Hearing:

The public hearing relating to AN AMENDMENT TO THE FORT CALHOUN ZONING ORDINANCE OF ARTICLE 5, SECTION 5.18 – PUD: PLANNED UNIT DEVELOPMENT DISTRICT opened at 7:02 p.m. Jeff Ray, City Planner, explained the amendment and that it would allow for more flexibility with setbacks. The intent is to give more density. The public hearing closed at 7:08 p.m.

New Business:

Member Herbert made a motion to recommend approval for an amendment to the Fort Calhoun Zoning Ordinance of Articles 5, Section 5.18 – PUD: Planned Unit Development District. Member Dougherty seconded the motion. With members Schrum, Dougherty, Knight, and Herbert voting "Aye", motion carried.

Member Dougherty made a motion to recommend approval for a Conservation easement application from the Washington County Historical Association regarding the Frahm House. Member Herbert seconded the motion. With members Herbert, Schrum, Dougherty, and Knight voting "Aye", motion carried.

Member Herbert made a motion to recommend approval of the Housing Study proposal. The last study done for the county and didn't focus on specific communities. Mike Rooks, Gateway Development Director, emphasized that a housing study specific to Fort Calhoun will attract developers to the area. Member Knight seconded the motion. With members Knight, Herbert, and Dougherty voting "Aye", Schrum voting "Nay", motion carried.

Planning Commission discussed potential Annexation areas and plats. They all agree it's best to look at areas with potential growth and plan for strategic growth control.

Discussion regarding proposed plat for a Tax Lots 61, 62 & 163 was tabled.

Planning Commission discussed potential amendments to the Zoning Ordinance. Jeff Ray touched on Outdoor Storage Containers and made suggestions. The Planning Commission recommended changing the regulations to be a conditional use in the Industrial and Commercial districts and Transitional Ag district. The amendment to the ordinance will be proposed next month.

Permits: Chairman Schrum noted the permits issued in June - October were reviewed.

Total Issued Permits = 25

Building – Other = 11; Building – New S/F Res. = 2; Mechanical = 4; Plumbing = 1; Other = 7

With no further business coming before the commission, the meeting adjourned at 8:10 P.M.

Attest: Alicia Koziol
City Clerk