

## **September 12, 2022 Planning Commission Minutes**

Chairman Eric Herbert called the regular meeting of the Fort Calhoun Planning Commission to order at 7:00 P.M. Monday September 12, 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, September 9<sup>th</sup>. 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: Nate Dougherty, Tony Knight, Bryan Therkildsen, and Eric Herbert were present. Donald Welchert was absent.

Member Dougherty made a motion to approve the July 11<sup>th</sup>, 2022 minutes. Member Knight seconded the motion. With members Dougherty, Knight, and Therkildsen voting "Aye", member Herbert abstaining, motion carried.

### **Public Hearing:**

The public hearing relating to AN APPLICATION FROM MICHAEL & KIMBERLY SZLACHETKA FOR A REPLAT OF REVISED LOT 6 BLK 11, CITY OF FORT CALHOUN, WASHINGTON COUNTY, NEBRASKA opened at 7:01 p.m. There were no written or public comments. The public hearing closed at 7:02 p.m.

### **New Business:**

Member Knight made a motion to recommend approval for the application from Michael & Kimberly Szlachetka for a replat of Revised Lot 6, Blk 11. Member Therkildsen seconded the motion. With members Therkildsen, Herbert, Dougherty, and Knight voting "Aye", motion carried.

Planning Commission discussed options for manufactured homes in the city limits with Sean Negus. Negus presented preliminary plans of a newer manufactured home built on a steel frame with a foundation that would support the house. The house would potentially be put on a lot inside city limits zoned Urban Corridor. The discussion continued with possibly needing to change the zoning regulations for a Conditional Use Permit to allow manufactured homes.

**Permits:** Chairman Herbert noted the permits issued in July and August were reviewed.

### **Total Issued Permits = 10**

Building – Other = 3; Building – New S/F Res. = 0; Electrical = 2; Mechanical = 5; Plumbing = 0; Other = 0

With no further business coming before the commission, the meeting adjourned at 7:21 P.M.

Attest: Alicia Koziol  
City Clerk