

PLANNING AND ZONING COMMISSION MONTHLY MEETING

Council Chambers

4/11/17 6:00 P.M.

Present: Ron Welder, Ed Delaney, Lyle Brown, Joel Amandus, Larry Wright, Neal Boeding,
Absent: Council Liaison Kevin Rink
Staff: Doug Krogmeier, Emily Britton
Visitors: Mike Mohrfeld, Jill Mohrfeld, Bill Knowles, Jessica Knowles

Ron Welder called the meeting to order at 6:00 P.M. with six members present.

ACTION ON MINUTES

The minutes from December 27, 2016 were approved as written on a motion by Amandus, seconded by Delaney.

NON AGENDA ITEMS

None

Commission elections: Chairperson and Vice Chairperson.

Wright moved, seconded by Delaney, to re-elect Ron Welder as Planning and Zoning Commission Chairperson.

Motion Passed. 6-yes, 0-no

Brown moved, seconded by Boeding, to re-elect Larry Wright as Planning and Zoning Commission Vice Chairperson .

Motion Passed. 6-yes, 0-no

Public Hearing: Waive Subdivision requirements for John and Jessica Thompson at 2774 210th Street.

Staff reviewed report. Krogmeier pointed out that if the commission recommends approval there should be a condition that the easement be recorded on both property deeds.

Welder opened the public hearing at 6:04P.M.

Bill Knowles spoke in favor. He explained that he and his wife plan to buy a section of property from their daughter and son-in-law with the intention of building a house. Brown asked who owns the surrounding parcel, Knowles reiterated that his daughter owns the current 20 acre parcel as well as a neighboring parcel of 40 acres and they plan to buy this new section to build just off the existing driveway. Delaney asked if the easement would be an issue and Knowles assured the commission the easement would not be an issue as his daughter also owns the strip of property the current driveway is on so they could easily come to an easement agreement. Wright asked how an easement would remain permanent for future potential property owners. Krogmeier explained that the easement would be attached to the parcels, not the owners, so it would remain intact unless at some point both property owners decided to remove it. However, the property owners of the new parcel would not likely agree to that as it would eliminate the only access to that property

Welder closed the public hearing at 6:08P.M.

Wright moved, seconded by Delaney, to recommend to City Council to waive subdivision requirements for John and Jessica Thompson at 2774 210th St.

Motion passed. 6-yes 0-no

Public Hearing: Special Use Permit Request – Planned Development (Condos) for Michael and Jillian Mohrfeld in 3300-3800 blocks north of Bluff Road.

Staff reviewed report.

Welder opened the public hearing at 6:12P.M.

Mike Mohrfeld spoke in favor. He presented a slide show and explained the plans for the development. As the Green Oak Court development has been successful so far with 27 homes built/started he was proud to state there has been about \$6 million valuation added to the city already. He explained that there has been a lot of tree removal, dirt work and road construction already happening in preparation for construction. This new development has plans for high end condos and high end home lots. The condos are to be tri-plex, single story, structures with full, walkout, basements and three car attached garages. Each structure is about 155ft wide with about 60ft between structures and the normal 25ft front yard setback from the proposed roadway. The high end home lots will be planned and platted later to meet market demands. He explained they have tossed around several ideas on platting those out but are waiting to see what people want before dividing them. The condos, however, will all be on a single parcel and will eventually be owned by the condo association. Wright asked about the lack of sidewalks and Mohrfeld said they did not plan sidewalks to avoid maintenance/liability issues and his subdivision in West point does not have them and so far it has worked out well. Amandus asked if the road goes to Chalk Ridge Road and Mohrfeld explained that at this time there is a connecting road but it is intended for use during construction as a service access and will be eliminated when the project is complete. Wright also asked about bi-laws and covenences, and Mohrfeld said they do plan to put something together and they have been researching those of similar developments to get ideas of what people will expect.

Welder closed public hearing at 6:32P.M.

Amandus asked how far city limits extends and Krogmeier said it pretty much goes to the edge of this parcel and Mohrfeld added that a portion of where the high end homes will be is outside city limits but they intend to annex in once there is a definite plan for that area.

Delaney moved, seconded by Brown to approve the Special Use Permit Request for the planned development (condos) for Michael and Jillian Mohrfeld in 3300-3800 blocks north of Bluff Road.

Code Review.

Staff reviewed a preliminary example of a code change regarding back yard setbacks for certain size lots. Brown pointed out there would be a change in height requirements for accessory structures and Krogmeier explained it is intended to give people more options. Mohrfeld asked if this applied to the primary structure and Krogmeier said it is not intended to but the way it was written could be interpreted that way so it would need some changes in the wording to avoid an issue like that coming up.

Old Business

None

OTHER/NEW BUSINESS

None

Wright moved, seconded by Delaney, to adjourn.

Motion was passed unanimously. The meeting adjourned at 6:44 P.M.

Ron Welder, Chairman of Planning and Zoning Commission