

COUNCIL CHAMBERS
CITY HALL

February 26, 2008
5:30 P.M.

PLANNING & ZONING COMMISSION

The Planning & Zoning meeting was called to order at 5:30 p.m., by chairman Dennis Fitzgerald.

Roll Call: Present: Fitzgerald, Penfold, Wicker, Robinson (via telephone)
Absent: Duea, Prohaska, Dohrmann

Motion by Wicker to approve the agenda, second by Penfold. All ayes.

Motion by Robinson, second by Wicker, to approve the minutes of the 11/27/07 meeting. All ayes.

Fitzgerald stated this was the time and place for the citizen's forum. No citizen comment.

Communications: None.

Unfinished Business: None.

New Business:

A. Final Plat – Pine Brooke Second Subdivision. Brian Diehl, WHKS, reviewed revisions to the Final Plat for the Pine Brooke Second Subdivision. The cul-de-sac street would be named “Pine Brooke Court” in keeping with other named cul-de-sacs in the city. Property owners abutting the cul-de-sac street will be responsible for upkeep of the center island, and no landscaping encumbrances would be permitted to be placed there. Mailboxes for lots 9-15 will be grouped between Lots 9 and 10, and Lots 14 and 15. A 10 ft. “sewer easement only” was added between Lots 2 and 3. The following language had been added to the Dedication of Plat, relating to SWFE and utility easements: No fences, trees, shrubs, retaining walls, or landscaping of any kind shall be placed or planted in the following easement areas: a) ten-foot (10') easement between Lots 2 & 3, b) twenty-foot (20') easement between Lots 11 & 12, c) twenty-foot (20') easement between Lots 14 & 15, d) west fifteen-foot (15') easement on Lots 1, 2, 3, & 4, e) north ten-foot (10') easement on Lots 1, 8, & 11. Utility placement was added to the final plat drawing. MediaCom had not submitted a separate layout, but stated they will work with Alliant Energy to place their cables in the Alliant trenches. Utilities will not be permitted in the SWFE and sewer easements between Lots 11 & 12 and Lots 14 & 15. The developer had not begun any actual construction, but bids for the project have been received.

Robinson questioned how future generations of homeowners in the subdivision would be held accountable for maintaining the drainage design and upkeep of the cul-de-sac center island, and was told that prospective buyers would be advised of their responsibilities through the deed process at the time of purchase. Scott Flory, City Administrator, stated that usually adjacent property owners police their neighborhoods, and any nuisance complaints would be handled just as they are in other areas of the City, with any work done by City personnel billed back to each property owner.

It was moved by Penfold, seconded by Robinson, to approve the Final Plat for the Pine Brooke Second Subdivision and recommend its acceptance by the City Council. All ayes.

B. Request from Steve & Julie Reese to purchase City owned property. Steve Reese recently purchased a 40' x 60' parcel of land in the Campground area, which has been undeveloped for many years. He would now like to purchase the adjoining 20' x 60' piece of City owned property, which had originally been designed as a street or alley, but had never been used as such. Mr. Reese intends to construct a garage on the two parcels, which would clean up the area and put the property back on the tax rolls. He had not contacted any of the adjacent property owners for their input on his project. Scott Flory stated that approval from this Commission would start the process to vacate the parcel, and would include a public hearing at which time any adjacent property owners would have a chance to make comments.

It was moved by Wicker, seconded by Robinson, to recommend that the City Council take steps to vacate and dispose of the requested City owned property. All ayes.

C. Presentation on proposed Sunset Ridge Subdivision. Tim Moreau and Jason Petersburg of Veenstra & Kimm, Inc. presented the overall development plan for the proposed subdivision, encompassing approximately 20 acres just north of the Pine Brooke Second Subdivision. The area had been used as a water retention pond until the City installed a large storm sewer, designed for a 10-year storm event, through the property in the 1980's. An open swale drainage design, intended to handle a 100-year storm event, would be constructed in the same easement as the City's storm sewer. Mr. Tim Stenberg wishes to establish a "green development" for single-family residences, using energy efficient and environmentally friendly materials. A major component of the development would be the use of a privately owned, pervious surface 8' wide trail system in lieu of sidewalks. Portions of the trail system, which would be open to the public, are intended to link with other City trail systems that are or may be developed in the future. A primary concrete sidewalk would be installed through the development along W 12th Ave. N. Native grasses and wildflowers would be planted along the trail system, with the homeowners association being responsible for maintenance.

Commissioners expressed their interest in the "green" concept and the trail system, but all felt that in order to be consistent with other subdivisions and City ordinances, there would need to be concrete sidewalks within the development. There was also some

concern over what constitutes native plants versus weeds, and the need for assurances that the homeowners association would maintain the trail system. Robinson questioned the need for a park area within the development, and was told that the area covered by the trail system would be adequate to meet the City Ordinance open space requirement. Molly McGowan Park is located within two blocks of this development, and it is planned that two outlots in the subdivision will be developed as “neighborhood gathering pods” with recreational opportunities.

A Preliminary Plat was being developed by Veenstra & Kimm, with the hope it can be presented at the next meeting.

Reports/Recommendations of Zoning Official: None

Reports/Recommendations of Engineering Department: None

Fitzgerald declared the meeting adjourned at 6:36 p.m.

Dennis Fitzgerald, Chairman

ATTEST:

Sharon Springer, Secretary