

PLAN COMMISSION

NOVEMBER 20, 2007 7:00PM

MEMBERS PRESENT: Dan Manus, Gary Herbert, Larry Bower, Lynne Wells, Roy Middendorf, Glenn Tebbe.

Larry opened the meeting. The secretary's report was distributed before the meeting. Corrections are as follows: Paragraph 1. Vote taken by role: Paragraph 4. Steve Taylor, city Attorney, received a judgment from the court a call from ownership interest on the Johnson building. The minutes were approved as amended.

ITEM 1: Creekside Subdivision - Barth and Associates, representing Tami Sawyer, developer, for a replat of the former Phase II Rolling Meadows Subdivision. The subdivision consists of 41 lots and this would be for row housing (townhouses). Drew Barth, engineer from Barth & Associates, addressed the board. Streets, water and sewage stays the same. Kathy verified with Drew this is done in phases. Drew explained each phase of the subdivision. Sam Harbors, owner Phase II Rolling Meadows, asked about drainage. Drew went over the drainage plans. Kathy informed the board that the plat review committee was satisfied. Roy made a motion to grant the replat. Gary seconded. Vote taken by role: Gary yes, Roy yes, Lynne yes, Larry yes, Dan yes, Glenn yes. Motion carried.

ITEM 2: Sandcreek Phase 2 Subdivision – Michael Campion representing Sandcreek Phase II for a preliminary plat. Ted Cooley, engineer, for Michael Campion, addressed the board and went over the plans for phase 2. Marc Rape, engineer, went over the detention ponds and drainage and does meet the city ordinance. Kathy informed the board the plat review discussed sidewalks and the developer is trying to abide as much as possible with the grading issues. Dan made a motion to approve the preliminary plat. Roy seconded. Vote taken by role: Gary yes, Roy yes, Lynne yes, Larry yes, Dan yes, Glenn yes. Motion carried.

ITEM 3: Tom Kremer would like for the board to release the letter of credit, it is down to the 10% retainer. According to Steve Taylor, city attorney, Mr. Kremer has been approved. Glenn asked that a new 10% letter of credit or some kind of letter be given to the city. Tom said there would be he did not know which the bank would give him. Glenn made a motion reduce the letter of credit to the 10% of the original amount. Lynne seconded. Vote taken by role: Gary yes, Roy yes, Lynne yes, Larry yes, Dan yes, Glenn yes. Motion carried.

ITEM 4: Rick Michalowski, Crawley Center LLC, Crawley Center LLC, addressed the board informing them he had bought the Edith Crawley property behind Wal-Mart. Rick presented to the board the Crawley Center LLC project. He is partnered with Miller Valentine and Midland Atlantic developers. He explained the plans of the development of the property and asked if anyone had any ideas, he would like to hear them. He wanted to give the board a heads up before anything took place.

ITEM 5: Glen gave an update on the Johnson building. Steve had informed Glenn, that the owner's sister has a lien on the property, and has not answered to any correspondence. He is going to court for a condemnation hearing. Kathy informed the board that she had wastewater department to secure the building. Roy made a motion to have Steve continue with a condemnation hearing. Gary seconded. Vote taken by role: Gary yes, Roy yes, Lynne yes, Larry yes, Dan yes, Glenn yes. Motion carried.

Meeting adjourned at 8:00pm.

Presiding Officer

Secretary