

PLAN COMMISSION

April 17, 2007 7:00pm

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

The Larry Bower, President, opened the meeting. The minutes were mailed to the board members before the meeting. Larry approved minutes as presented.

Item 1. Winchester Park Subdivision, K & C Development, LLC, comes before the board for final plat approval. Mr. Tom Kremer addressed the board. The bank will not give the letter of credit the board wanted until the final plat has been provided. Steve suggested that the board can approval subject to the letter of credit being provided. Kathy addressed the board memo from Marc Rope and his suggestions. 1. Marc recommended different inlets with upsize of pipe. Piping needs upsizing in case of heavy rainfall and additional inlets maybe needed. 2. Sidewalks are up to the plan commission. 3. Backfill edge of street asking for barriers. Jeff Smith, Wastewater Superintendent and Ralph Land, Street Superintendent, feel that the board should follow the ordinance. Marty Mann addressed the board on the piping and told the board that he runs a different program than Marc. He explained the different programs. He did add extra inlets at the entrances. Drew Barth addressed the board and said they are going with the ordinance on the backfill. Mr. Kremer withdrew the variance for the backfill. Kathy said Rick Denny, Water Superintendent was satisfied. Mr. Kremer addressed the board that he is within the ordinance for the sidewalks. A discussion took place and Larry brought up that the ordinances will have to be amended for sidewalks to be on both sides of the street. The two streets with the same name have been corrected with two different names. Steve Doerflinger, resident of Country Club Estates, addressed the board with concerns and Mr. Kremer answered all questions. Mr. Kremer wanted 12 permits for model homes. Steve Taylor, city attorney, explained the ordinance and will have to be a special permission. Discussion took place and the board will allow four model home permits after water and sewer are in and that the four lots be specified. The convancements were discussed and the following needs to be corrected Section two paragraph A Winchester Estates should be Winchester Park.

The hydrology will be accepted as Marty Mann calculations with a three year guarantee and double inlets. Vote taken by roll: Gary yes, Tom yes, Glenn yes, Roy yes, Larry yes, Lynn yes, Dan no. Motion carried. Gary Herbert made a motion to accept the final plat with the exceptions. The exceptions are as follows: Additional inlets by the entrances of the subdivision will be installed with a 3 year warranty and liability on the storm sewers to ensure that the pipes are adequately sized. If not the storm sewers will be replaced. Mr. Kremer withdrew his waiver request for the change of backfill within the street. Also, building of four (4) model homes would be allowed after the infrastructure is in place and the street has been cut & brought to grade. Roy Middendorf seconded. Vote taken by roll: Gary yes, Tom yes, Glenn yes, Roy yes, Lynn yes, Larry yes, Dan yes. Motion carried.

Item 2. Sandcreek Subdivision final plat approval. Jim Gorman, engineer for the development, addressed the board. Lot four had some questions on drainage issues and Mr. Gorman said he

had sent those to Marc Rope. There was a question about sidewalks being on both sides of the road. The board wants sidewalks on both sides of the road. Michael Campion informed the board that the bank will fax a copy of the letter of credit as soon as the board approves the final plat. Kathy Reynolds said there were concerns about the temporary retention pond and that Ralph Land, Street Superintendent will have someone monitor that project. John Gunter, Israel Dr, has question about the sidewalks ending at his lot and wishes there could be some uniformity. A discussion took place looking at the plat map. Kathy suggested the sidewalk could end at the intersection and not go down that side of the road. Mr. Gunter and Mr. Campion were agreeable. Convenances have been corrected. Mr. Campion will come to the board with a written request for building permit for model homes. Roy Middendorf made a motion to approve the final plat with letter of credit from bank provided. Also, building of four (4) model homes would be allowed after the infrastructure is in place and the street has been cut & brought to grade. Glenn seconded. Vote taken by roll: Gary yes, Tom yes, Glenn yes, Roy yes, Lynn yes, Larry yes, Dan yes. Motion carried.

Item 3. The Comprehensive Plan has been distributed to the board members before the meeting. Gary made a motion to accept the plan. Roy seconded. Vote taken by roll: Gary yes, Tom yes, Glenn yes, Roy yes, Larry yes, Lynn yes, Dan yes. Motion carried.

Roy asked Kathy that she obtain information on hydrologists and how other cities handle hydrology situations. Roy asked how the progress on the two buildings Johnson and Heilig Myer buildings were coming. Steve said the Johnson Building has a date for condemnation of June 20. The Heilig Meyer building has been repaired.

Kathy announced that May 15 will be the next meeting.

Roy made a motion to adjourn. All ayes.

Meeting adjourned at 7:04pm.

Presiding Officer

Secretary