

**PLANNING COMMISSION REGULAR MEETING MINUTES
FEBRUARY 22, 2022
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I. Regular Meeting

Call to Order:

Pursuant to due call and notice thereof, the Regular Meeting of the Planning Commission was held on February 22, 2022. Chair Kenninger called the meeting to order at 6:30 p.m. with Commissioners Reed, Schmisek, Thiagarajan, Rivera and Hebert. Absent was Commissioner Marlow. Also, in attendance were Senior Planner Nemcek, Planner Hogan, and Recording Specialist Bodsberg.

The Pledge of Allegiance was said.

Additions to Agenda: None.

Audience Input: None.

Consent Agenda:

4.a. Approval of the January 25, 2022, Regular Meeting Minutes.

4.b. Request by CNC Development IV, LLC for a Final Plat Approval of Emerald Isle 3rd Addition (21-05-FP).

MOTION by Reed.

Second by Schmisek.

Ayes: 5. Nays: 0. Kenninger Abstained.

4.c. Request by Maplewood Development for Approval of the Final (Outlot) Plat for Amber Fields (22-11-FP).

Senior Planner Nemcek gave a presentation and summary of the staff report for the Planning Commission.

Commissioner Rivera questioned if the proposed properties would include rental townhomes or single-family homes. Nemcek stated that the plan does include rental townhomes and possibly single-family homes, but that the status of the units as rental or for-sale is outside the purview of the Planning Commission.

Commissioner Thiagarajan inquired if the lots within the single-family phases of development would be available for purchase by individuals who had their own builders. Staff is unaware of the final arrangement but anticipated the lots would be sold to buys with homes built by the developers/builders within those phases.

MOTION by Kenninger.

Second by Hebert.

Ayes: 6. Nays: 0.

Public Hearing:

5.a. Request by George and Laura Bruestle for a Minor Subdivision to create a new 8.96-acre buildable lot, and a request for a Variance from the requirement that buildable lots must contain frontage along a public street (22-06-MS & 22-08-V).

Senior Planner Nemcek gave a presentation and summary of the staff report for the Planning Commission.

The public hearing opened at 6:49 pm.

Public Comments: None.

MOTION by Kenninger to close the public hearing.

Second by Reed.

Ayes: 6. Nays: 0. Motion Passes.

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The public hearing closed at 6:50 pm.

Additional Comments: None.

MOTION by Reed for the Board of Appeals and Adjustments to Adopt a Resolution Approving a Variance from Section 11-2-2 to consider a lot of record buildable without frontage along a public street.

Second by Hebert.

Ayes: 6. Nays: 0. Motion Passes.

MOTION by Hebert to Recommend the City Council Approve a Minor Subdivision to create a new 8.96-acre buildable lot from an existing 11.50-acre parcel located at 12275 Cobblestone Lane, subject to the following:

- a. Recording of a conservation easement benefitting the City over all wetland buffers within the plat area.
- b. Drainage and utility easements shall be updated on the final plat to encompass all of the averaged buffer area.
- c. Dedication of Right-of-Way over all of Outlot A, Hanson Addition.
- d. A fee-in-lieu of park land dedication of \$3,400 for Lot 2 shall be paid prior to the issuance of a building permit for that parcel.
- e. The applicant shall pay the required storm water trunk area assessment of \$3,772 per acre prior to recording the final plat. This assessment shall be based on developable area of Lot 2 (with further exclusions for wetlands and ponding areas per the City's fee schedule).

Second by Rivera.

Ayes: 6. Nays: 0. Motion Passes.

5.b. Request by Rich Cooke, on behalf of landowner Dawn Brockman for a Variance to deviate from the wetland buffer structural setback requirement for the construction of a new home on the property **(22-09-V)**.

Planner Hogan gave a presentation and summary of the staff report for the Planning Commission.

The public hearing opened at 6:58 pm.

Public Comments: None.

MOTION by Schmisek to close the public hearing.

Second by Hebert.

Ayes: 6. Nays: 0. Motion Passes.

The public hearing closed at 7:00 pm.

Additional Comments:

MOTION by Reed for the Board of Appeals and Adjustments to Adopt a Resolution approving Variance from the wetland buffer structural setback requirement from 30-feet to 15-feet.

Second by Hebert.

Ayes: 6. Nays: 0. Motion Passes.

Discussion: None.

Reports: None.

Adjournment: There being no further business to come before this Commission, Chair Kenninger adjourned the meeting at 7:01 pm.

Respectfully submitted,
Stacy Bodsberg, Recording Specialist