

MINUTES OF PLANNING COMMISSION MEETING
December 9, 2019

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 9th day of December, 2019 at 6:30 PM

THE FOLLOWING MEMBERS WERE PRESENT: Commissioner Ferris, Commissioner Thompson, Commissioner Zelinske Commissioner Tinsley and Commissioner Burton.

THE FOLLOWING WERE ABSENT: Commissioner Torkelson and Commissioner Fitch

THE FOLLOWING WERE ALSO PRESENT: Interim-Administrator Nancy Zaworski, City Clerk Rappe, City Attorney Leth and Les Conway

CALL TO ORDER AT 6:30PM

MINUTES OF THE PREVIOUS MEETINGS – October 14, 2019 – Motion to Approve the Minutes as presented by Commissioner Burton, second by Commissioner Zelinske with All Voting Aye.

Bigelow has requested an extension of the 60 day rule to 120 days and to move their public hearings to January.

PUBLIC HEARING FOR BLAINE'S 14TH GENERAL DEVELOPMENT PLAN: - Interim Administrator Zaworski shared Engineer comments and staff review comments. This plat involves going to the comprehensive plan for reference and guidance for greenspaces and roadways. This tells us where roadways and trails should be. The Engineer is concerned with the cost of building the parkway and that this would be in the development agreement. Zaworski also consulted Hoisington-Koegler as a planning consultant and they concurred with the Engineer and Staff to designate area on the north and south side of the creek to the City and that the out lots be left in a natural state.

Public hearing opened

Les Conway, WSE Massey Engineering and Survey – Mr. Conway handed out a Supreme Court ruling that may apply to this. Mr. Conway believes that the City could not enforce Engineer's comments 5, 6, 7 and 13 and they cannot be written into the Development Agreement.

Mr. Conway pointed out that the out lots would have to be procured by the City. Attorney Leth asked what the developer wants. Mr. Conway stated that there could be some offset of parkland fees and storm water charges going back to 2003 for some of the other Blaine's subdivisions. Mr. Conway stated that they are making the retention pond to the east large enough to handle all of the latest Blaine's subdivisions. Zaworski added that an additional request of combining all of the back of the lots to the creek. Commissioner Burton asked for the distance from front lot to utility easement on 3rd St. Mr. Conway stated about 150 to 160 feet. Understanding the northern line of the sanitary sewer to the south side of the creek will be out lots.

Public Hearing Closed

Commissioner Burton has three reservations; one - our attorney hasn't had an opportunity to review the handout, two - the City is waiting on the floodplain report from the county regarding potential

greenspace, three - we are working on a potential policy at the encouragement of our planning consultant regarding greenspace out lots.

Motion to Table Until the January 13, 2020 Meeting made by Commissioner Burton, second by Commissioner Zelinske with All Voting Aye.

PUBLIC HEARING FOR BLAINE'S 14TH PRELIMINARY PLAT – Interim Administrator Zaworski stated the same comments as already shared.

Public hearing opened

Les Conway stated that the omissions and easements and labels are all doable. The review of the floodplain, the grading plan would show structures on all of the lots, and all houses that will be built on the south side of 3rd St. will be built 5 to 6 feet above the castings. Mr. Conway is comfortable that there won't be a change in the FIRM that would impact this subdivision and that includes the retention pond. They have no problem making the adjustments in the engineer comments for the preliminary plat. Commissioner Zelinske would like Blaine to consider putting backflow preventers as mandatory in the houses along the creek.

Public hearing closed

Attorney Leth commented that this decision is more of a transportation improvement district and disagrees that this precludes the City from requiring at least contribution for the parkway.

Motion to Table Until the January 13, 2020 Meeting made by Commissioner Burton, second by Commissioner Thompson with All Voting Aye.

OTHER – Interim City Administrator Zaworski stated that staff has received sections of the zoning ordinance from Hoisington-Koegler to review. Zaworski will forward these to the Planning Commission in case they have any comments.

OTHER -

ADJOURN 7:09PM

Respectfully Submitted,

Linda Rappe, City Clerk