

# PLANNING COMMISSION MEETING MINUTES

## CITY OF GRANT

March 19, 2007

**Present:** Dean Strehlau, Todd Berg, Kevin Fernandez, Craig Johnston, Gene House, and Glenn Larson

**Absent:** Christine Bray, Holly Borelli, Elizabeth Mursko

**Staff Present:** City Planner, Dick Thompson and City Clerk, Kim Points

### 1. CALL TO ORDER

Chair House called the meeting to order at 7:03 p.m.

### 2. PLEDGE OF ALLEGIANCE

### 3. OATH OF OFFICE

The Oath of Office was administered to new Planning Commission Member Todd Berg and reappointed Planning Commissioner Member Craig Johnston.

### 4. APPROVAL OF AGENDA

Item 5a was changed to Old Business, Election of Chair and Vice-Chair of the Planning Commissioner.

Item 5b, Watershed and Weed Inspector, was added to the agenda.

A MOTION was made by Commissioner Johnston to approve the agenda as amended. Commissioner Larson seconded the motion. MOTION carried unanimously.

### 5. OLD BUSINESS

**a. Election of Chair and Vice Chair** – Commissioner Johnston nominated Commissioner House for Chair. Commissioner Larson nominated Commissioner Fernandez for Chair. Commissioner Fernandez was elected Chair of the Planning Commission by a 3-2 vote, with Commissioner Johnston and Commissioner Strehlau voting nay and Commissioner House abstaining..

Commissioner Strehlau nominated Commissioner House for Vice Chair.

Commissioner Fernandez nominated Commissioner Larson. Commissioner Larson was elected Vice Chair of the Planning Commission by a 3-2 vote, with Commissioner Johnston and Strehlau voting nay and Commissioner House abstaining.

### 6. APPROVAL OF MINUTES, JANUARY 22, 2007

Ms. Joyce Welander advised she will remain the Planning Commission's appointed Weed Inspector.

Commissioner Johnston requested another Planning Commission Member be appointed to the Valley Branch Watershed District.

Chair Fernandez volunteered to be appointed to the Valley Branch Watershed District. Commissioner Larson seconded the motion. Motion carried unanimously.

MOTION by Commissioner Larson to approve the January 22, 2007 Minutes, as presented. Commissioner Johnston seconded the motion. Motion carried unanimously.

## 7. NEW BUSINESS

**a. Gateway Vista** – City Planner Thompson advised the Gateway Vista Preliminary Plat was discussed at the January 2007 Planning Commission meeting. The purpose of discussion tonight is to address the key issues so the plan can move forward within the City process.

City Planner Thompson noted the City is not on a timeline for this proposed project. He advised he would send a form letter informing Mr. Reiland that the application is not complete.

The Planning Commission identified key issues relating to the concept plan that included the length of cul-de-sac, 68<sup>th</sup> Street not being a through street, and access of emergency vehicles.

City Planner Thompson also noted the easement issue on the property in question.

Chair Fernandez indicated the City would need legal documents outlining the public access on the McKenzie property.

City Planner Thompson stated the developer needs to be clear on where the length of the cul-de-sac would start. He noted the Engineer has suggested the possibility of a temporary cul-de-sac with the option of developing a through street at some point in time when additional properties are subdivided. City Planner Thompson stated the City's current ordinance regarding cul-de-sacs needs to be clarified.

The Planning Commission indicated they believe the cul-de-sac length would start at Jamaca. They also indicated they would need more information regarding the concept plan before they could move forward with the plan.

Mr. Brad Reiland, developer, came forward and stated he believes the cul-de-sac length would begin at 68<sup>th</sup>, which would then comply with the ordinance. He expressed concern that the property will not be developable if that point is not where the cul-de-sac length would begin. He noted he is trying to work within the City rules.

Ms. Joyce Welander came forward and stated 68<sup>th</sup> Street is a street. Mr. Reiland did not construct 68<sup>th</sup> Street. Therefore, the cul-de-sac length should not begin at Jamaca. She noted another example of this issue within the City is Rolling Oaks.

City Planner Thompson stated he would do some more research and try to obtain other examples of this situation within the City and prepare a memo for the Planning Commission.

Mr. Reiland stated he would like a clear definition from the City regarding the cul-de-sac. He stated he needs guidance to be able to move forward.

The Planning Commission advised additional issues include the amount of grazeable acres, the number of out buildings, setbacks and the roadway easement. Chair Fernandez suggested the developer take the plan before the City Council and obtain their comments or to call Mayor Carr and seek his advice.

City Planner Thompson requested the Bruggeman Subdivision be discussed before the Comprehensive Plan.

**c. Bruggeman Subdivision** – City Planner Thompson advised Mr. Bruggeman has redesigned his plan for subdivision. Mr. Bruggeman did present that revised plan to the City Council. The issues identified at that time include the 300 foot circle requirement for every lot (lot 2 does not have one) and the road dedication. Mr. Bruggeman owns the easement. He will dedicate the easement to the City. There is also the issue of a flag lot.

The Planning Commission indicated they did not believe the subdivision plan would create a flag lot.

City Planner Thompson advised another issue with the plan is the accessory building. This issue could be dealt with by including a phasing plan that includes a timeline for completion.

The Planning Commission suggested the possibility of an escrow being required to cover the costs of the City having to remove the accessory building. They also indicated they are comfortable with a jog in the circle to reach the 300 foot requirement.

Mr. Bruggeman came forward and clarified with the Planning Commission that the jog is acceptable, there is a five year preliminary plat sub-development requirement, and a flag lot would not be created.

**b. Comprehensive Plan Update** – City Planner Thompson referred to information that included in the packets relating to the status of the Comprehensive Plan. He stated some parts of the plan have been completed. He indicated he would like to set a mid-April goal to have all information, papers, work be submitted. He stated he would then be able to determine what is still needed. He advised work does have to be done on the Surface Water Management portion of the plan. While all information is being gathered, he would like to move forward with an education process. He suggested a joint workshop be held with the Planning Commission and City Council. He also stated there is a planning video he would like to view at that meeting.

The Planning Commission suggested each member watch the video on his or her own.

Chair Fernandez stated it should be recommended to the City Council that a joint, informal work session be scheduled as soon as possible to get everyone involved all together and determine the best way to move forward and where additional work on the plan needs to be done.

Chair Fernandez noted the City has a new website and encouraged Planning Commission Members to visit the site and get familiar with it and the City ordinances. He suggested all

Planning Commission members also have a hard copy of all of the ordinances. The old website will no longer be accessible after April 30, 2007.

Vice-Chair Larson also suggested all Planning Commission Members set up email addresses at the City address. He noted he would forward that information to everyone on the Planning Commission.

**8. ADJOURNMENT**

A MOTION by Commissioner Johnston to adjourn the meeting at 8:40 p.m. Commissioner House seconded the motion. Motion carried unanimously.

Respectfully submitted,

Kim Points  
City Clerk

APPROVED