

Meeting of the Planning and Zoning Commission for Thursday, October 11, 2007.

The meeting was called to order by Chairman Lee at 7:30 p.m. Present were Mayor Grenke, Mark Mustain, Randy Adams, Don Bobbitt, Drew Umstatted, and Don Bormann. Also attending were Lynn Behrns, Merritt Beck, Darren Adams, David Peavler, and James Smith.

Grenke moved approval of the minutes of the meeting of June 28, 2007 as corrected. Adams seconded the motion. The question was called. All members present voted aye and the motion carried.

Behrns reintroduced the matter of the Final Plat for the proposed Mystic Ridge Plat 1 Subdivision. This is for a portion of the property contained in the Preliminary Plat. Only a portion of Mystic Drive is platted, but it will be short enough to be independently serviceable until a future plat extends it. Behrns reported that the developer had installed stormsewer, sanitary sewer, the complete street for Mystic Drive, and the curb and gutter for the west side of Adams Street. The remainder of the utility installations are the responsibility of the utility providers. The developer still has the responsibility for the asphalt work on the west side of Adams, the installation of a temporary cul-de-sac, and sidewalks. Behrns and Beck have reviewed the actual plat and found it complete. The developer has provided the text of a letter of credit for \$25,000 to guarantee the sidewalk improvements. The letter still need to become part of an improvement guarantee document. The developer also has to prepare and execute easement documents for the cul-de-sac and for the remainder of the easement along the west and north sides of the property. (These will be superceded by the dedications contained in a future Plat 2 or Plat 3.) Because of this plat has minimal impact on Lakeview Street, Behrns recommended that the escrow amount for future curbing and sidewalk along that street not be required until the next phase is platted.

Beck reported that he has received and reviewed the proposed covenants. They contain a few typographic errors needing correction and he has several other suggested changes. The covenants do not contain provisions to allow the residents of this area to have any say on the types of commercial uses which may be proposed for the west section of the entire tract. Darren Adams said that they were excluded because this plat did not contain the commercial section, which had not yet been separated for sale. The matter could be included in covenants for the second or third plats, which would be closer to or include the commercial parcel.

Bormann questioned placement of monument that might conflict with manhole placement. There appears to be no problem. There may be a future concern with the west fence at the water tower. Apparently, the set corners for the City property do not match the written property description. This has no bearing on the present plat, but should be investigated to see if there is an error. Behrns said that the fence could be relocated by the City or perhaps a narrower easement placed adjacent to the fence (since the sewer line was already installed and the City will not be putting power lines in that location.)

Behrns noted that the rear easements were so congested that the City would be putting electric and phone lines along street rights-of-way.

Bormann then moved that the Planning and Zoning Commission recommend to the Board of Aldermen the approval of the Final Plat of the Mystic Ridge Plat 1 Subdivision, provided that the easement and covenant documents are corrected and executed as discussed, that the Improvement Guarantees are

executed in the standard format, and that the few remaining street improvements have been substantially completed. Bobbitt seconded the motion.

On roll call vote the following members voted aye: Lee, Umstattd, Bobbitt, Bormann, Grenke, and Mustain.

The following members voted nay: none.

The following member abstained: Adams

The motion carried.

Behrns told the Commission that he anticipates receipt of a Final Plat for the Barella Subdivision soon. Infrastructure improvements for this development are complete except for the sidewalks. Behrns also said that he is near completion of a draft of the updated comprehensive plan. The draft should be ready for Commission discussion at its next meeting.

Adams moved that the meeting adjourn. Bobbitt seconded the motion. The question was called. Voting aye: all members present. Voting nay: no members. The motion carried.

The meeting adjourned at 8:10 p.m.

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