

Minutes of the Planning and Zoning Commission Meeting of Thursday, November 13, 2014.

The meeting was called to order at 7:00 p.m. in the Council Chambers of City Hall.

I. ROLL CALL – Don Bagley (Acting Chair), Guy Lee, Harvey Million, Dale Hughes, Mayor Tim Grenke, Mark Mustain, Don Bormann, Lee Allen Smith, Jim Lee, City Attorney, Merritt Beck and City Administrator, Matt Harline present.

II. Approval of Minutes of Previous Meetings

As the Chair of the Planning and Zoning Commission had resigned it was decided by acclamation to table the minutes until a chair had been elected.

III. Electing Officers for the Planning and Zoning Commission

Beck noted that Patt Olsen who had been the chair resigned and Harvey Million was appointed to fill the unexpired term. For that reason we will need to elect a new chair. Beck and Harline explained that the City Code called for annual election of officers, Beck explained that the Code makes it clear that the chair has to be elected from among the members appointed from the general public, not the city members. Beck noted that we had always selected all the officers from the non-city members.

A motion was made by Jim Lee to elect Lee Allen Smith as the Chair of the Planning and Zoning Commission. The motion was seconded by Bormann and approved unanimously by voice vote.

A motion was made by Bormann to elect Don Bagley as the Vice-Chair of the Planning and Zoning Commission. The motion was seconded by Grenke and approved unanimously by voice vote.

A motion was made by Grenke to elect Dale Hughes as the Secretary of the Planning and Zoning Commission. The motion was seconded by Bagley and approved unanimously by voice vote.

(Approval of the Previous Minutes) Chairman Lee asked for comments or corrections to the previous minutes. There were none. Dale Hughes made a motion to approve the minutes of the July 10, 2014 meeting that was seconded by G. Lee and approved unanimously by voice vote.

IV. Considering Final Plat of Cobblestone Lake Estates Subdivision

Harline noted that he had sent out a memo explaining the staff comments on the final plat as submitted. The Electric, Water/Sewer and Street/Sanitation Departments were all brought in to review the plat. The plat was essentially the same as the original preliminary plan

Harline and Beck reported that the ownership and fate of Lot 48 needed to be specifically noted on the plat document and amended to correct the date in the Covenants of the

Subdivision. Beck noted that the Planning and Zoning Chair needed to be changed too.

Harline addressed the need for a turnaround bulb. Harline reported that Street and Sanitation Supervisor Phil Hoffmann requested a turnaround due to the fact that otherwise trash and recycling trucks would have to back down the street almost 140 feet. Beck said he felt this had been done in the previous phase and in fact Hampton Drive had one. Bormann said he felt the turnaround was warranted.

Harline noted that one detail had been caught by Bormann. Harline noted that the proposed drainage easement between lots 37 and 38 was shown as being 16 feet wide and the City typically requires 20' easements. Mustain asked if there was a drainage easement in Plat 1 or 2. Beck and others noted that there appeared to be two easements, and they were 20 feet. Mustain said he thought the previous one had come in designed as 16' easements because Dave Peavler does a lot for work in Columbia, and that is their standard easement. Bormann and others said that it should be consistent with the rest of the subdivision and the city standard.

Harline mentioned that of all these items only the temporary easement for a turnaround and a utility easement had been discussed. Hughes pointed out school buses might need the turn around. Grenke mentioned emergency vehicles needed a turnaround as well.

Harline noted that during the discussion with Darren Adams (one of the property owners) a water easement on lot 29 should probably be required and 10' not 5' as discussed with Mr. Adams. Harline noted that Adams owned the property to the north that was currently platted as the Dan-Mar-Dale Subdivision, but it would probably not be developed as platted. This would allow for a good looped water service and with a 10' easement on the property to the north, this would allow for a standard 20' easement.

Grenke asked about the property to the north. Bormann discussed the low-water crossing in the platted lot. The low-water crossing was less than ideal and a full bridge would not be affordable. Beck gave some history on the area noting that Dan-Mar-Dale was platted before there were much in the way of subdivision regulations. At the time the streets were not even paved. The owners paid for asphaltting of the Southland Street.

Harline explained that the lake was discussed and the time of original platting and Bormann noted that even the new configuration of Dan-Mar-Dale was discussed.

Harline noted that in an agreement already signed between the City and the Owners in 2009, \$436 would be placed in an account toward the construction of Gano Chance Road along the southern border of the subdivision.

1. Lot 48 is common area not to be sold off
2. Covenants reflect the correct date for the platting of lot 48 and keeping the language that the lot will be owned and maintained by Association
3. The drainage between lots 37 & 38 would be a 20' easement, 10' on each
4. Temporary turnaround north of the plat on the adjoining property

5. Dedicate a utility easement on the north 10' of lot 29.
6. Edit the document to reflect the new Chair of P&Z and Heather Russell is the City Clerk.

Harline asked for a motion to approve the plat conditional upon the acceptance of the amendments proposed above. Beck asked if he still planned to have the Board of Alderman approve the plat at the meeting on Monday.

A. Recommendation to Board of Aldermen

Chairman Smith asked for a motion to approve with the conditions. Bormann made the motion that was seconded by G. Lee and approved unanimously by voice vote.

V. As May Arise

Harline noted that he had not forgotten about Lynn Behrns efforts to redo the City's Comprehensive Plan. Harline said he would like to see some community input. Smith suggested Behrns help with revision.

Beck noted that the memo stated the Commission might be involved in the annual Capital Improvement Plan. Beck asked what that would entail. Harline said that would be having the Commission look at major capital expenditures at the start of the budget process. Bormann asked if this meant setting priorities. Harline said that was exactly it.

Smith asked to have the Pledge added to the agenda for the next Planning and Zoning meeting.

Guy Lee made a motion to adjourn that was seconded by Grenke and approved unanimously by voice vote. The meeting adjourned at 7:42p.m.