

Cox Associates, were present for the discussion. The applicant is seeking approval of the revised final plat for Block A of Phase 3 within the Homestead subdivision. Phase 3 is located on East Homestead Drive in a PD (planned development) district.

Mr. Wurm provided an overview. Because the current market demand is for single-family homes, Classic Homes has decided to change fourteen condo sites to eight single-family home sites. The final plat has been revised to show the sublots as A1 through A8 in Block A of Phase 3.

Mr. Kennedy asked whether the revised improvement plans have been submitted for these proposed sublots. Mr. Czekaj said that the plans have been submitted and are currently being reviewed.

Mr. French asked whether the lot and house sizes would be similar to the rest of the subdivision. Mr. Wurm said that the lots are slightly smaller but the square footage of the houses will remain the same.

Mrs. Grandillo asked the members for further comments and there were none. She then opened the floor for public comments.

Frank Vitale, 298 Westview Drive, spoke about his concerns of increased storm water runoff and the impact on the adjacent properties. He said that twenty-two homes in the Homestead subdivision experienced substantial flooding and damage from a storm that occurred in July 2015. He stated that the residents are concerned that the storm water system doesn't operate properly and they have discussed this problem with the developer and the City Engineer.

Mr. Wurm wanted to respond to Mr. Vitale's comments. He pointed out that the city hired an independent engineering consultant to analyze the existing storm water system and report their findings. The report concluded that the flooding was caused by a 200-year storm event and the existing system meets the city requirements and it operates properly. Mr. Wurm explained that in response to this flooding issue, he has already made some changes to Phase 3-Block A which should lessen the impact on the storm water system. Some of the changes included reducing the number of housing units and redesigning the system by piping storm water directly into the retention basin. He said that he will continue to work with the residents in order to improve the situation but he could not commit to re-building an entire subdivision.

Mrs. Grandillo was aware of the flooding problems and the findings of the study. She was confident that the city would work with the developer and the residents in order to come to a resolution. Mr. Czekaj wanted to assure the members that the storm water system would be reviewed in detail to make sure it is done correctly and according to city standards.

MOTION: To accept the revised final plat for study

Mr. French moved; Mrs. Duguay seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. French, Mrs. Duguay, Mr. Kennedy, Mrs. Grandillo

Nays: None

The developer, Ed Wurm of Classic Homes Inc., was present to answer questions. He is seeking approval of the revised development plan for the Homestead subdivision which is in a PD zoning district. The original development plan was approved by the Planning Commission in 2000.

Mr. Wurm explained that the revised development plan includes the proposed changes to Block A of Phase 3 as well as the addition of six sublots to Phase 4. He commented that the city requires an updated development plan whenever there are any phase revisions.

Mrs. Duguay wanted more information about the proposed revisions. Mrs. Januska explained that Block A of Phase 3 originally had fourteen housing units, but now the applicant wants eight units in Block A and six more units in Phase 4. By doing it this way, there will be no change in the actual number of homes being built in the Homestead subdivision and it meets all of the density requirements.

Mr. Kennedy asked whether Phase 4 was affected by the July 2015 storm. Mr. Wurm did not really know because Phase 4 is undeveloped land. He noted that when Phase 4 is finally developed, it would have its own storm water system and it would function independently from any existing systems.

Mrs. Grandillo asked the members for further comments and there were none. She then opened the floor to the public.

Frank Vitale, 298 Westview Drive, was concerned about the storm water system for Phase 3-Block A. He thought that the eight new homes would overload the existing storm water system because it is the same one that was impacted by last year's storm.

MOTION: To accept the revised development plan for study

Mr. Kennedy moved; Mrs. Duguay seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Kennedy, Mrs. Duguay, Mr. French, Mrs. Grandillo

Nays: None

Hawkin Subdivision, East Mennonite Road – Revised Preliminary Plan (1610022)

The developer, John Stradtman of Nolos, Inc., and the project engineer, Kevin Hoffman of Polaris Engineering & Surveying Inc., were present to discuss the project. The Hawkin subdivision consists of 13.4 acres located on East Mennonite Road. The property is zoned R-4 and was granted a conditional zoning certificate for a residential conservation development (RCD) in 2006. The Planning Commission had previously approved a final plan, which consisted of twenty-eight sublots and 8.5 acres of open space, on January 6, 2016.

Mr. Hoffman stated that the applicant is seeking approval of a revised preliminary plan which consists of thirty-one sublots and 7.2 acres of open space. The three new sublots, identified as 29, 30, and 31, would be located within the area that was originally approved as open space. He said that it was important to know whether they can move forward with the proposed revisions because site work had already started for this project.

Mr. Czekaj pointed out that although the subdivision is under construction, the revised improvements have not been reviewed and, therefore, would not be constructed until they are approved.

Mrs. Grandillo asked the members for comments or questions.

Mr. French wanted some information about the lake which is located to the rear of the property. Mr. Hoffman explained that the property was originally a recreational campground and the lake was used for swimming and fishing. He noted that the lake would now be used as a retention basin and any old docks would be removed.

Mr. French asked whether or not the subdivision roads would be private. Mr. Czekaj commented that the roads would be private but constructed to city standards.

Mr. Kennedy wanted to know the status of the improvement plans and traffic study. Mrs. Januska explained that those items needed to be revised and they would be reviewed when the revised final plan is submitted.

Mrs. Grandillo asked for further comments and there were none.

MOTION: To accept the revised preliminary plan for study

Mr. Kennedy moved; Mrs. Duguay seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Kennedy, Mrs. Duguay, Mr. French, Mrs. Grandillo

Nays: None

MISCELLANEOUS:

There were none.

ADJOURNMENT:

Mrs. Duguay moved to adjourn at 6:57 p.m.; Mr. Kennedy seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mrs. Duguay, Mr. Kennedy, Mr. French, Mrs. Grandillo

Nays: None

Kathi Grandillo, Chairman

Corinne Craine, Clerk