

April 16, 2020
Planning and Zoning Commission Meeting
Meeting Minutes

Kim Speorl opens meeting at 6:03pm

Mildred Lanier provides invocation

Angie Brown provides Roll Call

Kim Speorl, Russell Biciste, Bob Sinclair, David Russell, Danny Tate, Mildred Lanier, Chad Hester, Mayor Waters, Administrator Angie Brown and City Engineer Chris Nicholson are all present.

Kim: Commissioners are there any comments on the Feb 13, 2020 meeting minutes.

Mildred: Called a motion to approve Feb 13, 2020 meeting minutes.

Danny Tate seconds and ALL say “I”. Minutes from the February 13th meeting are approved.

1st Item: Preliminary Plat review of Panther’s Path Subdivision

Kim: Calls for any comments on the plat.

Spokesman from Trademark: States there are 12 lots in the new subdivision instead of a previous sketch that had 13.

Angie: Confirms the plat map shows 12.

Kim: Does anyone have any questions or comments regarding this request?

Russell: I’m good.

David: I’m good with everything.

Danny: I’m good.

Bob: I’m fine.

Chad: I’m good too.

Mayor Waters: Was not in the previous workshop meeting about this topic. Did we discuss the stormwater plan for this development with the city engineer?

Chris N.: We have been in contact with the developers and engineers. They have provided an updated storm water plan – the only thing we are missing are the as-builts for the detention basin.

They were cleaning it out last week. All items regarding the storm water plan have been addressed with the developers.

Mayor Waters: We are spooky with the water in this particular valley. That is the only concern I had.

Mildred: Chris addressed in the work session all of the items she brought up that had been resolved. Have they given you any info about the condition of the cleanup of the detention basin?

Chris: Not much feedback 9 (on the basin). It isn't that old – it had typical buildup and overgrowth.

Mildred: Concerned about storm water due to past experiences.

Kim: Variance for the lot that does not meet our requirements needs to be submitted to Zoning Board soon. Does anyone have anything else?

Public Line:

Brandon Kuper: How will this affect my property? Construction times? When the subdivision is built, will I have to deal with the HOA?

Chris: Where are you located?

BC: Last house on the left side at the end of Mitoba Trail.

Trademark: HOA will not be a problem for him. Construction will be normal Monday - Saturday 7am-5pm. Does the city have regulations?

Angie: I'm not aware of anything off the top of my head, but I will look. (Angie has since provided the commission with construction time restrictions listed in the city ordinances)

Trademark: We want to be good neighbors.

Chris: We will monitor construction and respect citizens.

Vanessa M: Concern about the variance request for 3 specific lots (5,6 and 7)– the restricted lot frontage will push the houses back into the lot and with that, comes more grading which is hard because the slope is steep. Possible large retaining walls.

Kim: The variance can only be approved by the Zoning Board of Adjustments, but the questions about the plans for the placement the house can possibly be answered by the engineers or developers.

Trademark: We would submit a grading plan when we do our initial permit to build the houses. It will be similar to what is being built right now. There is a 10 ft tall retaining wall along the backside – I don't see these 3 lots/ houses being any different.

Vanessa M: Concerns about the size of the retaining wall and children in the neighborhood.

Kim: Chris, could you outline what the city reviews when the engineers submits the grading plan?

Chris: If the retaining wall is over 4 ft, we require stamped engineer drawings for the retaining walls and geotechnical reports for the slope stabilization also stamped by an engineer to ensure safety and security.

Kim: Thank you – is there anything else?

June F: Storm water – we have had so much trouble with it.

Chris: That is our concern as well. They are showing a detention basin that will help with the storm water. It is overgrown now but it will be cleared out, which will help with the storm water problem.

June F: We have heard that before.

Chris: If you have other concerns, they may not fall under our review. Only stormwater modifications that are part of this project will be reviewed by the city, if it is an existing issue, the review we provide will not take those issues in to account.

June F: Still concerned.

Chris: We are carefully looking at everything to make sure we handle the storm water in this area correctly.

Kim: Have you had any issues coming off the hill at Wooddale down this side? I know on the other side of 261, there are a lot of issues.

Mayor Waters: I don't know of any issues there. I do have another question for Chris, on lots #1-5, is there any buffer between those 5 lots and those houses on Wooddale?

Chris: I believe there is a note in the drawings that limit the clearing there – engineer and developers might have more info. We want to keep the slope stabilized.

Trademark: We have no intention of clearing the entire lot, only enough for the house and a small rear yard, we are leaving as much space/woods as possible.

Mayor Waters: Thank you!

Kim: Any other questions?

Vanessa M: With the tree canopy I cannot currently see the road down below, during the winter without the canopy, I can. I am hopeful that will not change with the new construction.

Chad: Not a question – refer back to June's question. They have done their homework to make sure this is affective.

Mildred: Can you send us anything regarding noise?

Angie: I can send you all a copy of that, no problem.

Mildred: Chris, do you have the capacity and size of the detention basin?

Chris: What you have is pretty accurate, but I will scale it off tomorrow morning.

Mildred: Have there been coordination with the City of Pelham regarding street pavement in Hayesbury? I know with construction will be wear and tear on the road so I just wanted to know if any thought had been put into upkeep of any damage.

Chris: That will need coordination, it hasn't happened yet but it does need to happen later down the line.

Public: Is there a place online we can look at plans of this subdivision?

Angie: I can email it to you.

Chad: I make a motion to approve as long as the #18 listed issues are taken care of before final plat submission.

Kim: Any second motion to approve the plat, subject to all of the comments from the engineers report?

Russell: Do we have to mention items that need to go to the Board of Adjustments?

Russell: I second

Kim: Second by Russell

Kim: There is a motion to approve the preliminary plat subject to the engineering items that did include the variance request, please note that all cannot be approved by this board. It was seconded, all in favor please say I.

Group: I

Mildred: I abstain.

Kim: Note that Mildred abstained. That plat was approved subject to all of those conditions.

Kim: We will move onto our second item which is request for approval for a final plat for Kinross Highlands at Ballantrae.

Angie: All items had been address, just need a copy of the bond.

Kim: Any questions? Anyone on the public line that would like to comment on this? No public commentary.

Kim: Is there a motion?

Mildred: I make a motion we approve the final plat.

Danny: Second

Kim: All in favor please say I

Group: I

Bob: I abstain

Kim: Anyone else that needs to abstain? That plat is approved.

Kim: Is there a motion to adjourn?

Russell: Motion to adjourn.

Chad: I second.

Group: I

Kim: Meeting is now adjourned.