

MINUTES OF REGULAR MEETING - JANUARY 6, 2010
TOWN OF ST. JOHN PLAN COMMISSION
10955 WEST 93RD AVENUE

PLAN COMMISSION:

Joe Wachowski
Todd Trepton
Tom Redar
Dan Morang
Greg Volk
Dawn Pelc
Mike Ryan

STAFF:

Steve Kil, Town Manager
Pete Faberbock, Robinson Engineering
Attorney Tim Kuiper

CALL TO ORDER:

Greg Volk called the regular meeting of January 6, 2010, to order at 7:05 p.m.

(The Pledge of Allegiance was said.)

ROLL CALL:

Roll call was taken with the following Commissioners present: Greg Volk, Tom Redar, Dawn Pelc and Mike Ryan. Joe Wachowski, Dan Morang and Todd Trepton were absent. Staff members present: Steve Kil and Pete Faberbock. Attorney Tim Kuiper was also present.

APPROVAL OF MINUTES: DECEMBER 2, 2009

Mr. Volk stated he would entertain a motion for the minutes of the regular meeting of December 2, 2009. Mr. Ryan made a motion to approve the minutes of December 2, 2009, as circulated; Ms. Pelc seconded the motion. The motion was unanimously carried by voice vote (4/0).

NEW BUSINESS:

A. MAPLE RIDGE ESTATES - THREE LOT SUBDIVISION - PUBLIC HEARING FOR PRIMARY PLAT APPROVAL - DOUG RETTIG

Doug Rettig, Land Technologies, appeared before the Board, representing the three families who purchased the five acre parcel now known as Maple Ridge Estates. One of the landowners, Paul Smitt was also present.

Mr. Rettig explained to the Board that Maple Ridge Estates is a three lot subdivision situated on five acres, located at the northeast corner of Bramblewood on the south side of 93rd Avenue with undeveloped property to the east. Mr. Rettig stated that

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the drawings on display have not changed since their last meeting before the Board approximately a month ago.

Mr. Rettig stated that the Petitioners are proposing a private driveway which will be installed where the existing driveway is located. The driveway will be shared by the three homeowners primarily because of the "S" curve. The three lot subdivision contains lots of over an acre in size. Mr. Rettig pointed out these lots are larger than Bramblewood lots.

Mr. Volk asked if the drainage on the corner near Bramblewood had been resolved. Mr. Volk asked if an easement had been dedicated for the road straightening in the event that it comes to fruition. Mr. Rettig stated that "we've added quite a bit of extra right of way", and that there is ample right of way in the event that the "S" curve is "softened".

Mr. Volk inquired about the miniature cul de sac and the fire hydrant. He asked whether or not the Town's fire trucks would have ingress and egress. Mr. Kil stated that the fire trucks would be able to enter, however, the aerial probably would not be able to make the entire turn.

Attorney Kuiper noted that a waiver would be needed for the size of the cul de sac. He stated every lot is required to have access to a dedicated street and these three lots are actually accessing off of a private drive.

(General discussion ensued.)

Mr. Redar asked if the private drive would ever be dedicated to the Town. Mr. Rettig stated it was a private drive and would remain so. Mr. Redar asked about a cross section of the street and if the street construction would adhere to the standards of the Town. Mr. Rettig stated that it would be a typical driveway probably of asphalt and not concrete. Mr. Redar was concerned about the Town's liability if the driveway did not adhere to the Town's standards. Mr. Rettig reiterated that it would be a private driveway, maintained by the homeowners.

(General discussion ensued.)

Mr. Redar asked about compliance with the Town's water main ordinances. He noted the six inch water mains and the Town's standards require eight inch mains. He also noted that the water main was not looped. Mr. Redar's concern was with the water not moving and becoming stagnant; he stated a looped main reduces the chance of stagnant water. He recommended an automatic flusher. Mr. Kil stated that an automatic flusher would not be required. Mr. Rettig stated that it would be a public water main able to be

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flushed through the hydrant.

(General discussion ensued.)

Mr. Redar asked about streetlights. Mr. Rettig stated that the homeowners would probably install post lights in the private driveway. Mr. Redar inquired about SWPPPs. Mr. Rettig stated he was currently working on this.

Attorney Kuiper stated that the notices and publications for the public hearing were in order. Mr. Volk opened the floor for the public hearing.

PUBLIC HEARING

MR. DOLCI, 9385 JULIA DRIVE - Mr. Dolci stated his concern was with the drainage of the water from Maple Ridge Estates. He stated he resides in Bramblewood and the Bramblewood developer never installed any storm sewers in the back of their homes. Mr. Dolci stated that water is designed to drain through their back yards, and that there is a lot of water draining into their back yards. He wanted to know what the Maple Ridge Estates plan was for water drainage.

Mr. Rettig, using his site plan, explained in detail to the interested neighbors/bystanders in the audience how the drainage for Maple Ridge Estates would be handled.

(General discussion ensued.)

Mr. Kil stated, for the record, that a written remonstrance was received. Mr. Volk stated the remonstrance letter was received from Mrs. Bella Bulley. She stated that she was in favor of the proposed development if the concerns outlined in her letter were addressed.

Mr. Volk read her concerns into the record: the property development should not cause any water drainage problems for the owners of Julia Drive; the building site should be level so that the water will not gush towards the back yards of Julia Drive residents; the proposed houses should not be built too close to the homes of Julia Drive residents so that the privacy of the Julia Drive residents remains intact; the dump site is removed (Mr. Rettig stated all the debris would be hauled away); no through road, street or drive shall be built parallel to the property line of Julia Drive; the back yards of Julia Drive residents should not be damaged or destroyed by the proposed construction activities; the proposed homes should conform to the standards of Bramblewood subdivision.

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Mr. Volk called for further public comment. There was no further public comment. Mr. Volk closed the public hearing and the matter was brought back before the Board.

Attorney Kuiper recommended to the owners create and record some type of maintenance agreement for the private drive. Mr. Smitt, one of the owners, stated that there would be a maintenance agreement/homeowners association in effect.

(General discussion ensued.)

Mr. Faberbock stated there would be a list of waivers that would be requested as part of the primary plat approval. The waivers were as follows: no on-site detention; no soil borings; a waiver for sidewalks; no looping of the water main, six inch water mains in lieu of eight inch water mains.

Mr. Volk stated he was looking for primary approval with the waivers as previously outlined, along with the incorporation of the findings of fact. Mr. Faberbock stated there would also be a contingency since he had not yet reviewed the SWPPP plan.

Mr. Redar made a motion to approve primary plat as outlined above; Ms Pelc seconded the motion. The motion was unanimously carried by voice vote (4/0).

OLD BUSINESS:

A. GEARHART ADDITION - FINAL PLAT APPROVAL

The Petitioners were not present for final plat approval for Gearhart addition. Mr. Kil recommend the Board defer this matter to the next regular meeting. Mr. Ryan made a motion to defer this matter until the regular meeting in February; Ms. Pelc seconded the motion. The motion was unanimously carried by voice vote (4/0).

PUBLIC COMMENT:

Mr. Volk opened the floor for public comment. There was no public comment.

Mr. Kil informed the Board that the study session would address the wind generated devices and the Town's zoning maps. Attorney Kuiper asked the Board for input as to whether they are inclined to allow the wind generated devices or not allow them. He stated the ordinance would have to be cleared up one way or the other, either prohibit them outright or allow them only in certain circumstances with specific criteria.

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(General discussion ensued.)

Mr. Ryan asked about the scaffolding located at a resident's home (Rich Companik's). He stated that the ladder needs to be secured before it falls on someone. Mr. Kil stated he will address that issue.

ADJOURNMENT:

Mr. Volk called the meeting adjourned.

(The meeting was adjourned at 7:50 p.m.)

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SUSAN E. WRIGHT, SECRETARY
ST. JOHN PLAN COMMISSION