

Minutes of Planning Committee Meeting

August 30, 2016, 6 PM

City Hall Conference Room

Committee members present: Clyde Heller, Steve Notheisen, Gerald Frederick. Vicki Koerber and Russ Thomas were not present. Stan Darter, Rita Trantham, and Zoning Officer Jim Nagel were present.

Meeting called to order by Chairman Clyde Heller. Minutes of previous meeting of 04-04-2016 were approved at a Joint Meeting of Planning and Downtown Beautification committee on 05-16-16.

Agenda Item 1, Petitions by Citizens on Non-Agenda Items. None

Agenda Item 2, Country Club Hills, Phase II Preliminary Plat. Jim Nagel presented information from the Minutes of Planning Commission Meeting held on Jul 25, 2016 and the requested variances requested and action taken. 1. Street to be terminated at property line without a cul-de-sac. Concur. 2. Top of detention area embankment to be less than three feet above 100 year surface level. Mr. Nagel presented information discussed, provided layout and drainage to detention area, and the recommendation that this level be lowered to 6 inch freeboard. Much discussion as to how three feet freeboard was originally determined and Mr. Nagel was asked to contact Chris Wilson, HMG and obtain a specific freeboard level that applies to this detention area since it is envisioned to have less collection than when the original detention coming from undeveloped farmland was established. Item 3, Storm water detention area grading will be sufficient to tie into the existing grade. Concur with recommendation of Planning Commission. Item 4, Storm water detention outfall structure will be located less than 20 feet from the property line. We think this should be a conditional variance until an agreement between Country Club Hills developer and developer of Remington Ridge (adjoining property) is submitted.

Due to Steve Notheisen having to leave at 6:30 and his absence creating a "non-quorum" condition, meeting adjourned.

Action needed will be the position of City Engineering Firm HMG on what would be the minimum freeboard level that will apply to this variance request of Item 2.

Submitted by Clyde Heller