

MINUTES OF THE PLANNING COMMISSION
MEETING HELD ON April 10, 2023

The meeting was called to order by Rau at 7:30PM.

Roll call was taken: **Present:** Rau, Hicks, Gaitsch, Lutz, Pittman, Youngs

Rau asked if there were any additions or corrections to the minutes from March 13, 2023 Planning Commission meeting. There were none. A motion was made by Lutz and seconded by Youngs to approve the minutes of the March 13, 2023 meeting minutes. **Motion carried.**

Rau asked if there were any citizens to address the Planning Commission. There were none.

Rau asked if there were any corrections or deletions to the agenda. There were none.

OLD BUSINESS: Rau asked if there was any old business. There was none.

PETITIONS:

P-23-04-01 Review and Comment on a **Revised** Preliminary Plat for Remlok Phase 5 the re-subdivision of Lot 92, Remlok Phase 4.

Dennis & Virginia Brand was present to represent the petition. Currently Remlok Phase 5 preliminary plat was approved through the Planning Commission (P-22-08-01) and City Council (1-03-2023). Since approved, Dennis and Virginia is requesting approval for a re submit of the preliminary plat to show two lots instead of the approved three lots. Essentially that is the only change, the street and creek crossing will still be designed to meet subdivision code for a public street.

Dennis commented that the creek crossing design will be done by a structural engineer & geo technical engineer. The hydraulic study has been performed. Mr. Lutz commented that a bridge can be expensive to maintain in the future so how does the City justify the cost for a two lot development. The possible extension of the proposed road to the north property line for future use would be helpful, however Dennis stated that the cost to add extra street length would not make the project possible. Rau stated that he believes that having a bridge is not a code issue and the comprehensive plan issue. Rau also stated the Planning Commission already approved the design for three lots it is hard to deny the revised preliminary for only one less lot. Hicks asked Dennis if the houses be larger custom homes. Dennis replied, yes. Krebel stated that the City is interested in extending the 8" water main from the proposed cul-de-sac to the nearby sewer plant which will make a large "water main loop" which will effectively make the quality of water better for the residence of Country Club Hills, Remington Ridge, and Quail Run Subdivisions.

Recommendation: A motion was made by Hicks and seconded by Youngs for a favorable recommendation for the Revised Preliminary Plat for Remlok Phase 5 the re-subdivision of Lot 92, Remlok Phase 4.

Members voted as follows:

YES – Rau, Lutz, Gaitsch, Pittman

COMMENTS:

Mr. Krebel informed the Commission that after reviewing the Zoning Map there are pre annexation parcels that now are contiguous and these parcels should be updated to the appropriate zoning classification. Lutz asked Krebel to look up the meeting minutes to find clarification on the pre annexed parcels. Pittman commented if Waterloo High School had anything to do with HTC wanting to pre annex.

Motion to adjourn the meeting at 8:20 PM was made by Lutz and seconded by Gaitsch. Motion carried.

Minutes submitted by Nathan Krebel.