

MINUTES OF THE PLANNING COMMISSION
MEETING HELD ON January 10, 2022

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

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

Chairman Rau asked if there were any additions or corrections to the minutes from November 8, 2021 Planning Commission meeting. A motion was made by Lutz and seconded by Gaitsch to approve the minutes of the November 8, 2021 meeting as presented. **Motion carried.**

The Chairman asked if there were any citizens to address the Planning Commission. There were none. The Chairman asked if there were any corrections or deletions to the agenda. There were none.

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

PETITIONS:

P-22-01-01 Review and Comment on an Annexation Petition by Dennis Brand for 19.77 acres at the east end of Benjamin Lane abutting Remlok Subdivision part of Parcel # 08-18-400-004-000.

Dennis Brand was present to speak on behalf of the annexation petition and commented that it would be a straightforward annexation with no zoning modifications.

Lutz commented on Lot 92 which is very large in comparison to other lots. Brand commented that it is there is someone would like more acreage on their property. The parcel meeting the subdivision frontage of 50' and there will be a culvert with bridge for nice driveway over the creek.

Rau asked about who would be responsible to ensure proper drainage around the creek. Krebel responded that the engineer would be responsible to make sure all drainage calculations would be appropriate. Brand also commented that their engineer will get proper permits and using arch with footing design on the bridge over the creek instead of a full culvert to prevent undercutting.

Voelker commented that again there will be more runoff and drainage going into the adjacent creek. Rau responded that the Planning Commission would again add the comment for a comprehensive drainage study in the recommendation to the Zoning Board.

Recommendation: A motion was made by Voelker and seconded by Pittman for a favorable recommendation on the Annexation Petition.

Members voted as follows:

YES – Rau, Hicks, Lutz, Voelker, Gaitsch, Pittman, Frederick

P-22-01-02 Review and Comment on a Sketch Plat for Remlok Phase 4 located at the east end of Benjamin Lane part of Parcel # 08-18-400-004-000.

Dennis Brand is petitioning for Remlok Phase 4 and the addition of 11 lots (10 buildable and 1 to remain unimproved) to the Remlok Subdivision. This new phase would be on the same Remlok HOA, same building restrictions, and covenants.

Lutz commented on the large swale through lots 39, 32, 94, and 95. Brand commented that the swale will be gone when the area is graded.

The Commission also noted the difference between the acreage of the annexation petition and sketch plat for Remlok Phase 4. The sketch plat acreage is slightly larger than the annexation petition, 19.77 and 19.71 acres, respectively due to a small portion of the land already situated within the city limits.

Recommendation: A motion was made by Lutz and seconded by Gaitsch for a favorable recommendation on the Sketch Plat.

Members voted as follows:

YES – Rau, Hicks, Lutz, Voelker, Gaitsch, Pittman, Frederick

NEW BUSINESS: There was none.

COMMENTS: The Planning Commission continues to stress the importance of a comprehensive drainage study to confirm no negative effects from new developments.

Motion to adjourn the meeting at 8:15PM was made by Hicks and seconded by Pittman. Motion carried.
Minutes respectfully submitted by Lauren Voelker.