

Planning Committee Meeting Minutes

October 17, 2019

Front Conference Room

Meeting called to order at 2:00 pm by Planning Chairman Clyde Heller with following committee members in attendance: Steve Notheisen, Russ Row, City Zoning Officer Jim Nagel, Mayor Thomas Smith, Nathan Krebel, Building Inspector, and Eric Mauer, Street Utilities. Committee member Aldermen Russ Thomas and Kyle Buettner were not in attendance. Developers Josh Mazander, Matt Stukenberg, Walnut Investment Holdings and Seth Netemeyer, Netemeyer Engineering Associates were in attendance.

Minutes of previous Planning Committee meeting of 08-5-19 were approved at the 08-12-19 Utility Meeting.

Agenda Item 1: Petitions by citizens on non-agenda items. No citizens present for non-agenda items.

Agenda Item 2: Quail Ridge Preliminary Plat. Jim Nagel presented the Cities position concerning two cul-de-sac, one located off Seneca Dr. and the other off Forbs Dr. The request is to eliminate the two cul-de-sacs and connect Street 2 and Street 3. Discussion prevailed concerning the 15 foot elevations from Street 3 cul-de-sac to Street 2 and problems with containing run off with added pavement. Nathan Krebel showed Matt Stukenberg examples of enlarged cul-de-sacs that offer additional parking for homeowners, and the benefit of place to put snow when cul-de-sac developments provided a very limited curb space. All discussing this matter agree that our region has limited days of experiencing high snowfall, but residents want street cleared of snow. After discussion, Matt offered the following possible options to reduce driveway access off the cul-de-sacs. His option is to have lot access for Lots 55 and 61 connect from Forbes, Lot 67 and 71 access from Seneca Drive. He asked Seth Netemeyer to study the enlargement of cul-de-sac on Street 2, and prepare options to present to the City.

Agenda Item 3: Comments. A mutually agreed next meeting date and time is Monday, Oct 21 at 2 PM.

Meeting adjourned at 3:10 PM.