

Planning Committee Meeting Minutes

October 21, 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, Russ Thomas, City Zoning Officer Jim Nagel, Nathan Krebel, Building Inspector, Eric Mauer, Street Utilities and Director of Public Works Tim Birk. Committee member Aldermen Kyle Buettner was not in attendance. Developers Josh Mazander, Matt Stukenberg, Walnut Investment Holdings and Seth Netemeyer, Netemeyer Engineering Associates were in attendance.

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

Agenda Item 2: Approval of Previous Planning Committee Meeting Minutes from 10-17-19. After review, motion to approve made by Alderman Russ Row, second by Steve Notheisen, approved.

Agenda Item 3: Quail Ridge Phase III and IV Preliminary Plat. Engineer Seth Netemeyer, Netemeyer Engineering Associates presented a revised Cul-De-Sac from Street 2 reflecting an increase of cul-de-sac diameter from 52 feet to 90 feet. This improves the space needed to place plowed snow. Also discussed and agreed to is placement of Fire Hydrant and Storm Drain between Lot 57 and Lot 58. Motion to approve this modification as stated was made by Steve Notheisen, Seconded by Russ Row. Approved 4-0.

This same restriction is applied to Lots 67 and 71 being accessed from Seneca Drive. Fire Hydrant and Storm Drain are to be located between Lots 68 and 69. No change is addressed for this cul-de-sac size. Motion to approve as stated made by Steve Notheisen, second by Russ Thomas, approved 4-0.

Agenda Item 4, Comments. A number of suggestions are made based on the discussion and modifications made on the preliminary plat. Jim Nagel will identify the exact locations in current code to address the following items;

- (1) setting diameter of cul-de-sac at 100 foot, with optional street location entering cul-de-sac as left/center/right that could offer greater capacity for parking/snow deposit;
- (2) establishing maximum number of cul-de-sac in a subdivision zoned R-3;
- (3) sidewalks located on both sides of street for R-2 and R-3 zoned subdivisions;
- (4) identification of driveway restrictions on lots within the cul-de-sac,
- (5) corner lots at entrance to cul-de-sac must have driveway restrictions accessing from feeder street and not cul-de-sac street.

Motion made by Steve Notheisen to adjourn, second by Russ Row, approved 4-0.