

TONGANOXIE PLANNING COMMISSION
Unapproved MINUTES
December 6, 2007

Call to Order – The Planning Commission met for a regular scheduled session at 7:00 pm in the City Council Chambers. The meeting was called to order by Chairman Diane Bretthauer. Members present were Commissioners, Jim Bothwell, Diane Bretthauer, Joel Skelley, John Morgan, Bob Altenhofen and Don Pelzl.

Approval of Minutes–Joel Skelley made a motion to approve the minutes of the Planning Commission Meeting held on October 25th and November 5th, 2007. John Morgan seconded the motion. Motion carried; five ayes.

Commissioner Altenhofen arrived at 7:02

Regular Agenda Item 3a – Final Plat Approval Eagle Valley 4 – Approximately 13.4-acres generally located 1/8th mile east of US Hwy 24/40 (West St) between 12th Ter. And 14th St. Kevin Kokes, AICP, BWR Corp. presented the staff report. He reviewed history and background information. He explained the conditions associated with the preliminary plat. (See Planning Staff memo dated 12/6/07). He explained the affidavit from Mr. Sorenson and Exhibit A, the Future Development map, the road that will be required by the Hwy 24/40 Corridor study and the affected land that may have development challenges in the future. Kevin suggested the affidavit should be recorded along with the final plat of Eagle Valley 4. Bill Leek, Peridian Group, was present to answer any questions and concerns from the Planning Commissioners. He explained the construction documents have not been submitted for review with the final plat because part of the documents will include sanitary sewer improvements that will tie into the new interceptor sewer line. He explained the interceptor sewer plans are not ready yet. He explained that due to time constraints associated with the preliminary plat the property owner Tim Keller would like to get approval from the Planning Commissioners and the City Council so he can close on the property. They would also like an extension to file the Final Plat from May 2008 until May 2009 to allow time for the interceptor sewer plan designs. Mike Yanez, City Administrator, explained the first meeting to discuss the interceptor sewer line with property owners was two weeks ago. He stated the City engineers are still a few months away from final design plans for the interceptor sewer. He explained the city has also been in contact with the Eagle Valley 4 property owner and the developer regarding a development agreement that may help with partial funding of the interceptor sewer line instead of the developer installing a lift station to support the Eagle Valley 4 development. The developer and owner were made aware that construction plans for public improvements must be submitted and approved by the City Engineer before recording the Final Plat. They are also aware that if the public improvement plans will have significant changes to final plat presented at this time, the changes will be made to the Final Plat and shall be presented to the Planning Commission and City Council for approval before filing. The commissioners discussed the sidewalk, fence and landscaping along future 14th St. Bill Leek stated the landscaping would be between the sidewalk and fence and the master landscape plan would be revised to show that in better detail. The commissioners had no further comments or questions.

- **Jim Bothwell made a motion** to approve the Final Plat contingent upon meeting the recommendations and conditions presented by the City Planner and City Engineer before recording the Final Plat and revisions to the landscape plan to include the location of fencing along future 14th St. and extending the Final Plat filing date to May 2009, if needed. **Don Pelzl seconded** the motion.
- **Roll Call Vote:** Bob Altenhofen, aye; Don Pelzl, aye; Joel Skelley, aye; Jim Bothwell, aye; John Morgan, aye and Diane Bretthauer, nay (opposed because construction plans were not submitted with the Final Plat)
- **Motion carried:** Aye – 5 ; Nay – 1

The Final Plat will tentatively be placed on the December 26, 2007 City Council agenda for acceptance of the rights-of-way and easements.

Regular Agenda Item 3b – Review & Approve 2008 Planning Schedule

Kevin Kokes presented the 2008 Planning Schedule. The Planning Commissioners reviewed the Planning Schedule.

- **Joel Skelley made a motion** to approve the 2008 Planning Schedule as presented. **Bob Altenhofen seconded** the motion.
- **Roll Call Vote:** Bob Altenhofen, aye; Don Pelzl, aye; Joel Skelley, aye; Diane Bretthauer, aye; Jim Bothwell, aye; John Morgan, aye;
- **Motion carried:** Aye – 6

Open Agenda

Mike Yanez, City Administrator updated the Commissioners on the Pool Construction, gunite has been sprayed on the main tank of the new pool, next they will install the guttering on the sides of the pool, then start on the toddler pool and spray area. If the weather cooperates they expect to start on the bathhouse in January.

Mike also thanked the Planning Commissioners for their involvement in the retail recruitment meetings. Their ideas are extremely important to the community.

- **Bob Altenhofen made a motion** to adjourn the meeting. **John Morgan seconded** the motion.
Motion carried, aye 6.

Meeting adjourned at 7:47 p.m.

Respectfully presented,

Patty Hagg
Recording Secretary