

**WYOMING PLANNING COMMISSION
MINUTES OF June 5, 2006**

Chair Thomas called the meeting to order at 7:00 pm.

Members present: Commissioners, Dougherty, Thomas, and Richardson & Salava

Also present: Council Member Phillips

Absent: Meyers

APPROVAL OF MINUTES

- **Motion by Richardson seconded by Salava, to approve the minutes of 5-09-06, Motion stated carried unanimously.**

OLD BUSINESS

4.1 – Preliminary Plat Rick Boschee Development Katie’s Glen – (Public Hearing)

City Engineer Mark Erichson went over some of his concerns and comments with the development. He believes that the development needs a piped outlet for the landlocked basin. He would require the developer to have a monitoring and pumping program for the ponds on the site. A drain tile system for the ponds is currently being worked on. The City engineer suggests that eventually there should not be land locked water basin ponds in the city and that they should have piped outlets. Currently the city does not have a comprehensive drainage plan so the monitoring and pumping system will do for now. There will be a cash escrow that the association will pay for the monitoring and possible pumping of the ponds if it was ever necessary to do so. Engineer Erichson said that the development still needs to have their wetland delineation approval, which is normal for a development at this juncture. Mr. Erichson also pointed out that the development will have a significant amount of trees removed, especially removed on the south side. Staff also points out that it appears that the widths of the lots in the development are sufficient for city code.

Planning Commission opens the Public hearing at this time. Pete Knaeble of Terra Engineering is the developer’s engineer. They feel that their drainage design is very conservative and they feel confident about it. He went on to explain that ponds A & C have gotten bigger and Pond B has disappeared. He also said that the setback variance they are asking for would save trees. He believes the tree removal would be done on a lot-by-lot basis. Mr. Knaeble says that they are fine with the monitoring system for the ponds that the city engineer has proposed. A member of the public presented the questions about the level of wetland 2, she wanted to know if there was anyway it would overflow. The City engineer explained that if it does overflow it would overflow into wetland 1. Planning asked how lots 14, 15, 16, and 17 would be used in the development with a house currently there. The developer explained that they have tried to acquire that

property and that it will not be in the development. Planning asked if not having the lots would affect the developments drainage? City Engineer said that it should not. A township resident that lives off of Goodwin lane by the developments asked if it was possible if he could receive sewer and water. The City engineer thought that shouldn't be a problem. Planning Commission closes the public hearing with no further public comment. Planning asks if the ponds had to be pumped where would the water be pumped too? Possibly Goodview, would have to be permitted by the DNR. The Monitoring system would be in the city's defense. Planning wanted to make sure that the escrow would be set up to pay for the monitoring of the ponds and possible pumping.

- **Motion by Dougherty, seconded by Salava to approve the Katie's Glen Preliminary plat contingent on the items below. Motion stated carried unanimously**
 1. **Approval contingent on City Engineer Comments**
 2. **Approval contingent on City Attorney Comments**
 3. **Agreement that the developer sets up escrow for pond monitoring**
 4. **That the development has private ownership of out lots, or association owns out lots. (Comment by city attorney)**
 5. **Sidewalk and pedestrian crossings by Goodview**
 6. **Final Plat may not include Block 2**

4.2 – Variance for Front Setbacks for Katie's Glen Development (40ft to 30ft) – (Public Hearing)

The Planning Commission opens the public hearing for the variance for front setbacks for Katie's Glen. There is no public comment. Planning Commission closes the public hearing. Planning commission believes that it would most likely be in the best interest of the city to keep the front setbacks at 40ft. They believe that 2 cars bumper to bumper will be a tight fit in the driveway. They believe there are some safety issues created with the front setbacks that much shorter. The idea of the shorter front setback was to save more trees and by the plans of the development that doesn't seem likely. Also they believe it makes the cul-de-sac in the development too congested. Planning Commission feels no support on this item and would recommend to City Council that the variance is not granted.

4.3 Skylar Meadows Final Plat

Planning Commission believes that the biggest issue with this development is the proposed emergency access. Planning believes there may be a hardship here with the way that land lays. The city allows 600ft cul-de-sacs, where the township allows 1320ft cul-de-sac. Planning believes that there will be more housing around the property in the future. Does not believe that the emergency easement is totally necessary. Planning believes that the Fire Dept. can get back in the development without the emergency access. Planning is not even sure that the easement really does that much good for as far

as it goes into the property. The engineer has comments on the Final Plat. The City engineer explains that they have a land locked basin for the ponds, would prefer a piped outlet. The drainage on the development will need to be monitored and pumped if necessary. The association would own the outlets and they would be responsible for the monitoring of the ponds. Planning believes the easement that the developer owns would be turned over to the city and then possibly vacated by the city in the future.

- **Motion by Dougherty, seconded by Salava to approve The Final Plat for Skylar Meadows contingent on the items below. Motion stated carried unanimously**
 1. **Approval contingent on Engineer comments**
 2. **Approval contingent on Attorney comments**
 3. **City would accept easement from developer**

NEW BUSINESS

5.1 Rescheduling of July 3rd Meeting

Planning Commission believes that this is a good idea with the holiday and a lot of people out of town. They reschedule the meeting for July 11th at 7:00pm. Planning Commission is open to special meetings with the longer than usual wait if any business comes forth.

REPORTS

Commissioner Thomas – Welcomes the new City Administrator Craig Mattson. Says that he attended township Planning Commission meeting and that the Township believes it is a good idea to start working collaboratively. Planning discusses alternating members attending township meetings. PJ Richardson will attend next meeting.

Commissioner Meyer – Absent

Commissioner Dougherty – Welcomes Craig Mattson

Commissioner Richardson –none

Commissioner Salava - none

- **Motion by Dougherty, seconded by Salava, to adjourn at 8:35 pm. Motion stated carried unanimously.**

_____, Deputy Clerk