

**WYOMING PLANNING COMMISSION
MINUTES OF April 3, 2006**

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

Members present: Commissioners, Dougherty, Thomas, and Richardson, Salava & Meyers. Also present: Council Member Phillips

Absent: None

APPROVAL OF MINUTES

- **Motion by Dougherty seconded by Salava, to approve the minutes of 3-06-06, 2005. Motion stated carried unanimously.**

NEW BUSINESS

4.1 Rick Boschee Concept Development

Rick Boschee said that he would be seeking a variance on the property for all lots for changing the front setback from 40' feet to 30' feet. PC asked what kind of homes would be going in this development. Boshcee explained 2nd or 3rd tier homes average price would most likely be around \$400,000. PC also asked if the density would affect trees at all. PC did like the connection of Goodwin Lane, thought it was a very good idea. Planning Commission wanted to make sure the development would have streetlights and sidewalks, Mr. Boschee said it would. Planning also questioned whether the land were the development was being put was a bit wet. Mr. Boschee said that it was low in a few spots. PC asked if the land had been delineated and Boschee said yes it has been. Planning Commission also asked that some of the house plans be brought in for the development at the preliminary plat. PC said that the City should also look at the speed on Goodview with all of the new developments on the road. It was also suggested that a path on Goodview, west side of Forest Blvd, possibly connect Goodview with a pedestrian crosswalk. Possibly look into having the speed lowered on Goodview Ave with more and more developments coming off of Goodview. Planning Commission would also be interested in a tree inventory if the developer could provide one. Mr. Boschee said that he would also be asking for a variance to make front setbacks for the lots from 40' feet to 30' feet. The reason for this is he would be trying to save as many trees as possible on the back of the lots. Planning Commission says to proceed with Preliminary Plat and request for a variance.

4.2 Parking Design Standards

The city would like to update its parking design standards. Planning commission possibly suggests seeing what the Township uses for its standards and then changing our ordinance to meet similar standards.

Planning Commission decides to table parking design standards until the next meeting

4.3 Planning Applications

Planning Commission thought that the changes that were made on the planning applications looked good. The only suggestion they had was on the final plat change the number of copies from 5 copies to 10 copies

- **Motion by Richardson seconded by Meyer to approve the new versions of the Cities Planning Applications. Motion stated carried unanimously.**

Klapperich Letter

Planning Commission received a letter from Paul Klapperich regarding the Fegowi development next to his property. Planning suggests that we make sure that all city engineer and city attorney issues on this emergency access and easement are in order before the development moves forward. One possible solution that is suggested is put an emergency access in and use neighbors driveway. Another suggestion is don't allow him to put as many homes in, on the long cul-de-sac at the end of the development.

REPORTS

Commissioner Thomas –None

Commissioner Meyer – None

Commissioner Dougherty – None

Commissioner Richardson – Have appointment of a vice chair for planning on next agenda.

Commissioner Salava - none

- **Motion by Dougherty, seconded by Richardson, to adjourn at 7:50 pm.
Motion stated carried unanimously.**

_____, Deputy Clerk