

## PLANNING COMMISSION MEETING MINUTES

Tuesday, June 12, 2018 @ 7:00 p.m.

**Members Present:** Dave Pierce, Lloyd Mesmer, Sherri Neff, Merle Parks, Jason Krone and Craig Stephan

**Members Absent:** Tyler McMahan

**Staff Present:** Don Slone, AICP, CFM, City Planner

Chairman Parks called the meeting to order at 7:00 p.m. and asked for a roll call. Roll call listed above.

Chairman Parks introduced **Item No. 1: Approval of Minutes** and called for a motion to approve the minutes of the May 15, 2018 Planning Commission meeting. Commissioner Pierce made a motion to approve the minutes as written with a second from Commissioner Mesmer. Chairman Parks asked if there were any questions or comments about the minutes. Seeing none, he called for the vote. The minutes were approved by a 6-0 vote.

### **New Business:**

Chairman Parks introduced **Item No. 2: Site/Landscape Plan: ST-18-108: "Delta Innovative Services, Inc."** Requested by Kate Pfefferkorn-Mansker, PE, Pfefferkorn Engineering & Environmental for Boyle Midwest, LLC, property owners of record. The subject property is 8.4 acres zoned I-2, Heavy Industrial District located at 800 W. Front Street.

Chairman Parks asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Site/Landscape Plan with the (15) listed conditions.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Kate Pfefferkom-Mansker, Pfefferkorn Engineering & Environmental** stated she would be happy to answer any questions and they were in agreement with the listed conditions.

Chairman Parks asked if anyone in the audience had any questions or comments. Seeing none he called for a motion. Commissioner Krone made a motion to approve the Site/Landscape Plan with the (15) listed conditions with a second from Commissioner Stephan.

Chairman Parks asked if there were any additional questions from the Planning Commission. Seeing none he called for the vote. The motion was approved on a 6-0 vote.

Chairman Parks introduced **Item No. 3: Preliminary Plat: PT-18-103, "Lake Forest Hillside, Lots 1 & 2"** Requested by Larry Hahn, Hahn Surveying, for Fred Bosilevac, Jr., Lake of the Forest Inc., and James & Kelly McClellen, property owners of record. The subject property is zoned R-1, Single-Family Residential District located at 526 Lake Forest Drive.

Chairman Parks asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Preliminary Plat with the (6) listed conditions.

Chairman Parks asked if the applicant had any additional items to be addressed by the Planning Commission. **Larry Hahn, Hahn Surveying** stated he would be happy to answer any questions and they were in agreement with the six (6) listed conditions.

Chairman Parks asked if anyone in the audience had any questions or comments. Seeing none he called for a motion. Commissioner Mesmer made a motion to approve the Preliminary Plat subject to the (6) listed conditions with a second from Commissioner Krone.

Chairman Parks asked if there were any additional questions from the Planning Commission, seeing none he called for the vote. The motion was approved on a 6-0 vote.

Chairman Parks introduced **Item No. 4: Final Plat: PT-18-103: "Lake Forest Hillside, Lots 1 & 2"** Requested by Larry Hahn, Hahn Surveying, for Fred Bosilevac, Jr., Lake of the Forest Inc., and James & Kelly McClellen, property owners of record. The subject property is zoned R-1, Single-Family Residential District located at 526 Lake Forest Drive.

Chairman Parks asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Preliminary Plat with the (9) listed conditions.

Chairman Parks asked if the applicant had any additional items to be addressed by the Planning Commission. **Larry Hahn, Hahn Surveying** stated they were in agreement with the (9) listed conditions.

Chairman Parks asked if anyone in the audience had any questions or comments. Seeing none he called for a motion. Commissioner Mesmer made a motion to approve the subject Final Plat to the (9) listed conditions with a second from Commissioner Stephan.

Chairman Parks asked if there were any additional questions from the Planning Commission, seeing none he called for the vote. The motion was approved on a 6-0 vote.

The City Planner stated that he will forward this item to the Governing Body on July 9, 2018 for final approval.

Chairman Parks introduced **Item No. 5: Final Plat: PT-18-104: "Lake Forest Club Replat, Lot 130"** Requested by Larry Hahn, Hahn Surveying, for Jennifer Jones and Erin Charles Anders, and Lake of the Forest Inc., property owners of record. The subject property is zoned R-1, Single-Family Residential District located at 504 Lake Forest Drive.

Chairman Parks asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Final Plat with the twelve (12) listed conditions.

Chairman Parks asked if the applicant had any additional items to be addressed by the Planning Commission. **Larry Hahn, Hahn Surveying** stated he would be happy to answer any questions and that they were in agreement with the (12) listed conditions.

Chairman Parks asked if anyone in the audience had any questions or comments. Seeing none he called for a motion. Commissioner Stephan made a motion to approve the Final Plat subject to the (12) listed conditions with a second from Commissioner Krone.

Chairman Parks asked if there were any additional questions from the Planning Commission, seeing none he called for the vote. The motion was approved on a 6-0 vote.

The City Planner stated that he will forward this item to the Governing Body on July 9, 2018 for final approval.

Chairman Parks asked if there were any further business. Seeing none, he adjourned the meeting at 7:15 p.m.



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Don E. Slone, AICP, CFM, Secretary