

**CITY-COUNTY PLANNING BOARD
REGULAR MEETING
April 20, 2016
MINUTES**

CALL TO ORDER

President, Dave Hebner called the meeting to order in the Town Meeting Room, at 207 S 6th St. at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL: Board members present were Dave Hebner, Lindsay Schack, Dan Simser, Alvin VanderVos, Tom Wells, and Bob Logar. Also present were Town Planner Ralph Johnson, Clerk/Treasurer Pam Humphrey, and Assistant Clerk/Treasurer Tonya Owens. Eleven members of the public were also present.
Excused: Steve Albert, Phil Willett and Carl Schutter

PUBLIC COMMENT/COMMUNICATIONS

None

NEW BUSINESS

Centennial Village Subdivision Phase II – Change of Condition

Ralph Johnson, Town Planner: He clarified the staff report for the application to amend the final plat for Centennial Village Subdivision Phase II.

The board raised questions concerning current side yard setbacks, house sizes, distance between houses, as well as propane tanks versus natural gas heat.

Ken Vidar, Developer: He explained why they chose to have smaller lots and answered questions from both the public and the board.

Public Hearing

Rita VanderVos, 700 Farmall: He stated that he is opposed to increase the number of lots because of off-street parking and nighttime parking congestion.

Nancy Christman, 680 Farmall: She asked if condos will be built in Centennial Village. She was also concerned about possible future changes to the subdivision and fences for privacy.

Keith Christman, 680 Farmall: He stated this he is opposed to the proposal because of increased density, possibility of duplexes, and road paving.

Dave Ralph, 405 Hemlock: He requested that the center median on the end street be removed for emergency vehicle access.

Seth McCoy, 640 Farmall: He stated that he is concerned with his property value decreasing.

Discussion/ Decision

Motion-Bob Logar; Second-Lindsay Schack; Vote 4-1: Motion passed to approve the Change of Condition to Centennial Village as requested.

Ralph Johnson, Town Planner: He explained that the number and size of lots proposed conforms to R-3 zoning requirements.

Alvin VanderVos, Board Member: He declared that he is opposed to the updates

because of the increased number of lots, non-conformity, conservation of land, surrounding farm land and equipment, limited park land, increased number of propane tanks, traffic, and safety.

Lyndsy Schack, Board Member. She asked questions concerning access issues for Block 20. Agreed with Ralph that the application is in compliance with R-3 zoning.

Tom Wells, Board Member. He pointed out that the lot sizes proposed are congruent to original Manhattan lots.

OLD BUSINESS

Manhattan Orchards-Potential Final Plat Updates

Ralph Johnson, Town Planner. He requested opinions of the planning board on the topics of road alignment changes, the elimination of alleys and curb and gutter, new road section, parks and trails, revision of phases, and the postponement of implementation of condition. Ralph explained advantages to multiple points of entry. He explained that he had no strong opinion to keep alleys and that he was in favor of the trail along Nixon Gulch.

Doug Chandler, Developer. He stated that the changes were made to comply with the traffic plan and to discourage traffic flow through neighborhoods. He explained that the elimination of alleys allowed for more park space.

Lindsay Schack, Board Member. She stated that she would like Manhattan Orchards to keep alleys and larger lots. She also liked the trail along Nixon Gulch but not on the east side of the subdivision.

Tom Wells, Board Member. He stated that he preferred keeping the alleys, as well as curbs and gutters. He liked the trails along Nixon Gulch and the south side of Manhattan Orchards. He emphasized the importance of usable parks.

Alvin VanderVos, Board Member. He declared that he preferred no alleys and the trail along Nixon Gulch.

Dave Hebner, Board Member. He also stated that he preferred no alleys and the trail along Nixon Gulch.

Bob Logar, Board Member. He stated that he preferred not to have alleys and that he favored the trail along Nixon Gulch.

Dan Simser, Board Member. He stated that he favored alleys and the trail along Nixon Gulch.

The board did not like the trail on the east side of Manhattan Orchards.

Dave Rowell, Mayor. He announced that he is opposed to alleys because the town cannot maintain them.

Ralph planned to present the opinions to the Town Council on May 11, 2016.

PLANNERS REPORT:

None

APPROVAL OF MINUTES – March 16, 2016

Motion-Alvin VanderVos; Second-Tom Wells; Vote- Unanimous: Motion passed to approve the minutes from March 16, 2016.

PUBLIC COMMENT:

None

ADJOURN:

Motion-Lindsay Schack; Second-Dan Simser; Vote – Unanimous: Motion passed to adjourn the meeting.



President



Secretary