

REGULAR MONTHLY MEETING OF
City Planning Commission, June 19, 1963.

The meeting was called to order by Chairman Hulbert at 8:15 p.m. Members Present - Cutsforth, Hulbert, Parsons, Rasmussen and Woods. Earl Gipe arrived at 8:45 p.m. Also present was Consultant Edward Ehlers.

Minutes of the meeting of May 15 was read and approved with the following correction: Paragraph 8 to read, "the built-up central commercial area" instead of "the C-1 and C-2 zones."

Engineer Ron Tatone appeared before the Commission to submit the final plat of Westwood Acres for approval. He analysed the sub-division as containing 13 acres and divided into 40 lots of 95 to 97 by 110 feet each, 60 foot streets and stated that sewer and water lines were nearly complete. A motion was made by Commissioner Woods, seconded by Rasmussen and carried unanimously to accept the Westwood Acres sub-division plat.

Tatone applied to the Commission for clearance for Tolbert Construction Co. to connect Ellen Drive through their development to Wait Avenue. The Commission advised Tatone that the area comprised of Lots 1, 2, and 15 of Greta Park would have to be resub-divided before any action could be taken.

Tatone submitted the preliminary plat of Country Club Estates for final approval. The Commission registered no objections.

The Commission discussed the plans of Don Bowers to partition a 6 acre tract on Knights Bridge Road, immediately west of the Richard McCarter property. It was agreed that a definite street plan would be required.

The Commission also agreed that a definite street plan would be required in the property of Kenneth Fischer who had signified intentions of selling off three parcels south of the first row of lots adjacent to Knights Bridge Road.

The Commission discussed the report from the Council that George Higley had requested sewer service to a building site north of W.W. 6th Avenue, near Holly.

The present status of the zoning ordinance was discussed and the coming final action of the Council on July 15.

A letter from Birchwood Hatchery Inc. was read in which it was stated that they had not been informed of the zoning action being taken by the City. Chairman Hulbert instructed the Secretary to mail the Hatchery a copy of the ordinance and suggest that a use permit could be applied for after passage of the ordinance.

A request for street width and curb line information in the former Cameron tract on Wait Avenue, now owned by Dillon Inc. raised the question of the status of sub-division requirements on the property. The Commission agreed that the right-of-way through the property could not be accepted as a city street until the plat had been recorded. The Commission further agreed that the curb on the north side of Wait Avenue should line up with the existing curb unless the Sup't of Public Works registered objections, for some reason unknown to the members.

Consultant Ehlers suggested the establishing of Planning Control Areas in the City in order to regulate the subdivision plans and implement the future street design of the City.

Ehlers distributed copies of a Utility Analysis pamphlet and called attention to parts of it, particularly the sewer extensions and fire hydrant distribution.

The question arose involving the rescinding of a building permit on Virginia Avenue. A copy of the Supt's letter to the permit recipient was read and also an excerpt from a recent Council minutes regarding the Supt's action.

The meeting was adjourned at 10:24 p.m.

Secretary.