

PLANNING COMMISSION  
April 18, 1978

The meeting was called to order at 7:30 P.M. by Chairman Brian Yerka. Other members of the Commission present were Lloyd McFall, Al Swenson, Bill Pajari, Marsha Taylor and Paul Clayton. Staff members present were City Planner, Todd Dugdale and Assistant Planner, Jim Kennedy. Also present were Vance Lee, Clifford East, Ms. DeLapp, Mr. and Mrs. Andresen, Stan Adkins, Doug Pollock, Mr. Nelson and Marge Stewart, City Council, and Wayne Bender.

VANCE LEE MINOR LAND PARTITION

Vance Lee explained that he wished to partition a previously platted duplex lot into two single family (7,000 sq. ft.) lots and build single family residences on them.

Lloyd McFall moved and Al Swenson seconded to recommend approval of partitioning of Lot 2S1 31AA; 3600 at Meinecke Rd. and N. W. Lee Drive. The motion passed unanimously.

MAJOR LAND PARTITION AT 110 S. E. LINCOLN ST. FOR CLIFFORD EAST

After a discussion of the staff recommendations Al Swenson moved to approve the land partition with the following conditions:

1. That the final plat be amended to include:
  - a. A street light on the east end of the proposed street.
  - b. Storm sewer and water lines extended to the south edge of proposed half street and stubbed.
  - c. Lots be numbered "1" through "4".
2. That the applicant record a deed restriction on lot #12" requiring non-remonstrance against any future street, sidewalk or storm drainage L.I.D. benefiting these properties.
3. That the applicant record a 10 ft. sewer easement along the east boundary of lot #3 to serve lot #4 as indicated on the final plat.

Lloyd McFall seconded the motion and it passed unanimously.

MINOR LAND PARTITION FOR OSBORN AND ARLLYS ANDRESEN

Mr. Nelson spoke for the Andresens on this partition explaining that Tax Lot 2700, a 50 ft. strip is the access to this property.

Lloyd McFall moved to allow this partitioning with the following conditions:

1. That the applicant dedicate an additional five (5) feet on S. Sherwood Blvd.
2. That Tax lots 2S 1CA: 2900 and 2s 1CA: 3000 are combined.

Paul Clayton seconded the motion and it passed unanimously.

PUBLIC HEARING ON CONDITIONAL USE FOR NORTHLAND HOMES

The chairman opened the Public Hearing. Doug Pollock, speaking for Northland Homes, explained that this property is currently zoned C-1 (limited commercial) and since the two lots are separated by a street, it is not practical to use it for commercial purposes they wish to put four multiple units on each lot with a total of eight units on the two lots.

The Public Hearing was closed.

Paul Clayton moved to approve the conditional use with the following conditions:

1. That the applicant agree to dedicate 5 feet of additional right of way on S. Sherwood Blvd. and 25 feet of additional right of way on Sunset Blvd.
2. That the applicant agree to install a storm sewer meeting city specifications along S. Sherwood Blvd. in the existing ditch.
3. That the applicant agree to construct curbs along S. Sherwood Blvd. and sidewalks along S. Sherwood and Sunset Court.
4. That in the event Parcel 3200 (II) is not sewerable by the existing line, the applicant enter into a non-remonstrance agreement with the city for future sewer improvements benefiting the property.
5. That access be limited to Sunset Court.
6. That a maximum of eight units be permitted due to substantial right of way and site planning needs and due to the fact that the parcel is in two distinct sections.

Marsha Taylor seconded the motion with the addition that the Site Review Board stipulate that the applicant conform to all standards governing Conditional Uses. The vote in favor of this motion was unanimous.

PRELIMINARY INFORMAL REVIEW OF ADKINS PLANNED UNIT DEVELOPMENT

Stan Adkins is proposing a Planned Unit Development consisting of office-retail uses on a ten acre site on N. Sherwood Blvd. and N. W. 12th Street. It will be presented in six phases with each being reviewed at the time of submission. Plans will include some retail commercial, medical-dental center, savings and loan bank, title company, insurance office and possibly a restaurant with the office buildings located on the 12th Street side.

Marsha Taylor moved to postpone action until more information is available and have Mr. Adkins return for the workshop meeting in May with his proposal. Paul Clayton seconded and the motion passed unanimously.

MINUTES

Paul Clayton moved to approve the minutes of the March 21 meeting with the deletion of the phrase in the first paragraph "several interested persons were present". Marsha Taylor seconded and the motion passed unanimously.

Planning Commission  
April 18, 1978  
Page 3

OTHER BUSINESS

Marsha Taylor stated that since Dan Reber has not been present for several meetings a decision should be made on his continuing as a member of the Commission. Al Swenson suggested that Mr. Reber be contacted to see if he plans on continuing as a member. He will be contacted before the next regular meeting.

MAY MEETINGS

MAY 2 - Workshop meeting will include Growth Management Plan, meeting with the Citizen's Committee to consider revision of the Urban Growth plan and a review of the Planned Unit Development Procedure.

MAY 16 - Regular business meeting

The meeting adjourned.

*Gertie*

Gertie Hannemann, Secretary