

PLANNING COMMISSION MINUTES

March 7, 2007

CALL TO ORDER: The meeting was called to order at 7:05 p.m. by Chair Stead. Commissioners present were George Stead, Tom Whitson, Henry James, Jim Wilmer, Robert Allen, Kevin Fiske and Jennifer Ange. Planner Bill Trimm and Aimee Broadsword, PACE Engineers, were also present.

MINUTES: February 7, 2007

Commissioner James requested his comment at the bottom of page 2 reflect that he planned to remain on the Planning Commission until May or June, 2007. With that change, the minutes were approved as amended.

DISCUSSION/ACTION ITEM: GPA Final Short Plat

Planner Bill Trimm explained the purpose of this item was for the Planning Commission to consider and take action with regard to the GPA Final Short Plan. He explained this was the first short plat to utilize the Town's new short plat process. Under the previous short plat process, it was difficult to ensure that the conditions approved by the Planning Commission in the preliminary plat were incorporated into the final plat. In the new process, which was recommended by the Planning Commission and approved by the Town Council in mid-2006, the applicant prepares the final plat based on the preliminary plat for final review by the Planning Commission.

Mr. Trimm provided background on the GPA Final Short Plat, recalling the Planning Commission held a public hearing on December 6, 2006 and following testimony, voted to approve a resolution adopting the preliminary plat subject to 11 conditions. He advised the Town's Engineer, PACE Engineers, had not completed their final review of the engineering documents for the final plat; therefore, staff recommends approval of the final plat with one condition, that approval is contingent on the Town Engineer approving the engineering documents for the final plat.

Aimee Broadsword, PACE Engineers, explained the applicant's engineering plans initially included a detention system; PACE recommended they consider an infiltration system. PACE received the plans for the infiltration system on February 27 and have not had an opportunity to review the plans. She advised modification may be necessary if the infiltration system impacted the easements as shown in the plat. She anticipated receiving the engineer review comments later this week and resolving any issues within two weeks.

A question was raised with regard to the applicant providing only one access point on Deer Road. Ms. Broadword recalled a second access would be reviewed at the time of building permit for Lot 2. Discussion followed regarding the location of the existing storm sewer discharge, concern with there being only one construction entrance, location of the eagle's nest, and potential for a shared driveway.

ACTION:

Commissioner James moved for Final Plat Approval of the GPA Short Plat as amended to include the condition that the final plat not be signed until approved by the Town Engineer. *Commissioner Allen* seconded the motion. Motion carried unanimously.

PRESENTATION: Chair Stead recognized Commissioner James as the only Planning Commissioner he was aware of who had never missed a meeting.

AUDIENCE COMMENTS: None

ADJOURNMENT: The meeting was adjourned at 7:25 p.m.

Jill Massa
Secretary to the Planning Commission

APPROVED BY THE PLANNING COMMISSION

George Stead, Chairman

(These minutes accurately reflect what was said at the Planning Commission Meeting. Publication does not vouch for the veracity of these statements.)