

Minutes of Planning Committee Meeting

September 15, 2016, 6:30 PM

City Hall Conference Room

Committee members present: Clyde Heller, Steve Notheisen, Gerald Frederick, Vicki Koerber, Russ Thomas, Zoning Officer Jim Nagel, City Attorney Dan Hayes, Chris Wilson and Brad , HMG Engineers, Craig Brauer, TWM, Chris Jones, Developer, Country Club Hills, Russ Row.

Meeting called to order by Chairman Clyde Heller at 6:30 PM.

Agenda Item 1: Petition by Citizens on Non-Agenda Items. None.

Agenda Item 2: Approval of August 30, 2016 Planning Committee Meeting Minutes. After review, a motion made by Steve Notheisen, second by Gerald Frederick to approve as submitted. Unanimous approval.

Agenda Item 3. Country Club Hills, Phase II Preliminary Plat. Craig Brauer and Chris Wilson were present to address questions of the committee members concerning recommendations of freeboard levels and drainage from the detention area. Jim Nagel presented information that the Planning Commission on September 12 revisited the recommendation of freeboard height and revised it to one foot height from previous six-inch level. HMG provided the committee with detailed instruction of how the freeboard determination is made and how adjustments can be applied. Craig Brauer addressed the list of variances required to be submitted at this phase of development as being a large list that "may" be needed, however may be adjusted when the "Improvement Plan" phase is completed, exact calculations will provide details which could eliminate or reduce some variance requests. Jim Nagel and Dan Hayes agreed that during this phase, the committee is being tasked to recommend to Council approval of the Preliminary Plan Phase noting the requested variances but not approving the variances in total. Also requested of Craig Brauer is a letter of agreement between developers of Country Club Hills and Remmington Ridge as to the joint drainage called for in the draining of the detention area into Gerhardt Creek. A motion to recommend approval of Preliminary Plan identifying variances requested was made by Steve Notheisen, second by Gerald Frederick. Vote 5-0.

Agenda Item 4: Comments. City Attorney Dan Hayes provided the committee with information concerning the rental use of property within a R-3 zoned area of North Market Street. He briefly addressed this issue, but due to Jim Nagel and Dan Hayes commitment to a Zoning Board of Appeals meeting at 7:30, insufficient time remained to address this issue with Dan Hayes. A separate Planning Committee/Ordinance meeting will be called to address this item.

Motion to adjourn made by Russ Thomas, second by Gerry Frederick. Meeting adjourned at 7:30.

