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**MINUTES
PLAN COMMISSION
MEETING
Tuesday, September 20, 2016 at 6:30 pm
City Hall – Council Chambers**

CALL TO ORDER/ROLL CALL – Meeting convened at 6:30 pm

Members Present: Andrew Brown, Lisa Moody, Scott Morrissette, Susan Reese, Mary Van Galen,

Members Absent: Dan Toland (excused), Reid Wronski (excused), Todd Schultz (excused)

Staff Present: Amy Peterson – *Assistant Community Development Director*, Tony Steiner – *City Planner*,

Others Present: Aaron Clay- Developer, Matt Hieb- ACA, Chris Gagne, Council Member

APPROVAL OF AGENDA/MINUTES

Van Galen asked for a clarification that the last sentence under #2 fifth paragraph is a general statement not specifically related to the Cemetery Road/Wasson Lane location. Staff clarified that the last paragraph is a general statement not specifically related to the Cemetery Road/Wasson Lane location.

MSC-Van Galen/Moody to approve the Plan Commission minutes of the September 6th meeting - unanimous

Current Planning Projects

1) General Development Plan for Spring Creek Estates 1st Addition Planned Unit Development

The public hearing opened at 6:35 p.m. A brief presentation was given by Amy Peterson that included the history of the property development and an overview of the current proposed project with a number of staff recommended contingencies. Several area residents spoke and had general questions. There was no opposition to the proposed PUD. Staff noted an amendment to the proposed resolution. The amendment stated the following.

“All SF lots in the PUD will show the building type. In addition, lots 105-107 and lots 154-158 will show the foot print of the house and the deck area. If the building type, footprint or deck print changes prior to building, staff approval will be required prior to pulling a building permit. Typically this will be considered a minor change to the PUD, unless the proposed changes include encroachment into the steep slopes (20% or greater), into the shore land wetland protection boundary, or cause other significant development issues.”

The Plan Commission reviewed the amendment and found it to be acceptable. The Public hearing closed at 6:55 p.m

MSC–Reese/Moody to approve the resolution as amended and forward the General Development Plan to Council with a favorable recommendation.

ADJOURNMENT

MSC- Moody/Morrissette to adjourn at 7:00 p.m.

Respectfully submitted,



Tony Steiner, City Planner