# PLANNING COMMISSION MINUTES

# November 5, 2015

A scheduled meeting of the Planning Commission was held on November 5, 2015 at 7:00 p.m. in the Town Hall Auditorium.

**Item 1** – **Roll Call.** Those present: Commissioners Steve Bagley, Brandon Rohn, Jeff Payne, Jim Perkins, Karla Winter and Administrator Gary Carsten. Raymond Sears - architect, Mike Ketterling - engineer, and Corie Baessler – builder, all representing Lynn Fagerberg were also in attendance.

**Item 2 – Zone change request: Celia Turner is requesting a change of zone from the current C-2 (Commercial) to R-MU (Mixed Use Residential) at 228 7th Street.** Commissioners were provided with an application request for changing the zoning of the property located at 228 Seventh Street. The owner of the property, Celia Turner, stated that due to the inability to market the property as exclusively commercial for the past three years, we are seeking to rezone it R-MU which would allow the use of its 3,673 feet upstairs to be used partially as living space and partially as business to an interested buyer. Ms. Turner feels it is in keeping with the adjacent R-1 neighborhood zoning while maintaining some of the possibilities afforded by its location close to the other businesses; A & W, Jay’s Automotive and Harsh Hydraulics. It was noted by the commissioners that the area in question would be in compliance with the Comprehensive Plan. Gary announced there will be a public hearing on December 17, 2015 before the Town Board. Concluding their review and discussion Commissioner Winter moved to recommend approval to the Town Board to grant the request for the zone change, seconded by Commissioner Rohn. Motion carried 5-0.

**Item 3 – The Homes at Aspen Meadows – Review Development Plan for this subdivision at the south end of Governor’s Ranch. This area also includes the proposed new Congregational Church. (\*Note: This area was originally included as the final phase of Governor’s Ranch and it was shown on the schematic plan in the early 2000’s. This parcel was sold a few years ago by the Leffler family to Fagerberg Farms and is not being developed as a part of Governor’s Ranch.)** Mike Ketterling, engineer for KBN Engineering, appeared before the Commissioners to present a description of plans for the proposed area to be developed to find out if the concept was acceptable. Mr. Ketterling said interest was shown for additional lots so the original preliminary layout has been revised for the southern part of Governor’s Ranch to increase the number of lots and also incorporate the proposed church. The revision would include 160 single family residential lots, of approximately 7,500 square feet and market at $300,000 - $400,000 per home. Commissioner Bagley questioned whether the proposal can be separated from Governor’s Ranch without an amendment or replat of the area in question. Garystated there is no final plat on the area in question, only a schematic plan. Gary will check with the town’s attorney to make sure there are no legal issues involved. Corie Baessler, builder, believes the Governor’s Ranch HOA has no control over this subdivision because they would have their own HOA. Some of the commissioners felt the lot sizes may be too small and would like to see some consistencies with what is existing in Governor’s Ranch and what would be in this proposed area. Gary stated there will be a public hearing on December 3, 2015 to consider the preliminary plat. Raymond Sears, architect, also presented proposed plans for the Congregational Church, with a school included in the church. There will be 18,720 feet on one level. The church is at least two years out at this time. Mr. Baessler will come to the December meeting with samples of what the houses are going to look like. The issue of density will be addressed at a later date. Concluding a lengthy discussion Commissioners determined the developer’s schematic is moving in the right direction.

**Item 4 – Adjourn.** As there was no further business, the meeting was adjourned at 8:25 p.m.

Erika C. Bagley, Town Clerk