

## **OFFICIAL MINUTES**

**Item #10** – Fishback Family Farms LLC and Branch Creek LLC submitted a Preliminary Plat of Blocks 1-15 in Branch Creek Addition.

(Mills/Solum) Motion to approve the Preliminary Plat.

(Leddy/Jamison) Amendment to require a traffic impact study. Leddy voted yes. Aiken voted yes. All other voted no. **AMENDMENT FAILED.**  
Original motion as present was voted on. All present voted aye. **MOTION CARRIED.**

## **OFFICIAL SUMMARY**

**Item #10** - This preliminary plat is for 23.3 acres between the Fishback Soccer Complex and Bluegill Addition. This plat consists of 3 blocks zoned commercial and 11 blocks zoned residential, and 1 block for storm water management.

There are right-of-way's proposed for this development consisting of 6 roads. The Large Scale Residential Plan is requesting a 55-foot wide ROW being allowed for 3 of these roads, only single family, 2, 3, or 4-unit townhome dwellings allowed, a no minimum lot area or lot width exception, a 10' minimum building separation, rear yard setbacks shall be 20' from the alleys, front yard setbacks for rear loading garages shall be 10' minimum, front yard setbacks for front loading garages shall be 20' minimum, and side yard setbacks from alley shall be 5' minimum. Additionally, the maximum density allowed shall be 160 total dwelling units, all common areas will be considered landscaped areas and accessory structures, access drives, walking paths and off street parking may be located within the landscape area, and a minimum of 50% of the common area shall be maintained as open space.

Bucher, engineer for the developer, explained that the Traffic Study was added at the last minute by city staff. However, the developers feel that the study could be beneficial and they are going to plan to complete the study. Bucher explained that the sewer will flow to the south, the only sewer that will flow north is the sewer from Block 1. A preliminary drainage plan has been submitted to city staff and they are waiting for approval on this submittal. Most of the storm water will flow south to the detention pond. The request for the narrower right-of-ways does not mean that the streets will be narrower, the streets will be built to the city construction standards. Fargen asked Bucher if he was confident that the drainage for this development will improve the drainage in this area? Bucher stated that some grading will need to be done to accomplish the flow of water, it is designed that if the detention pond were to overflow, the overflow would then go to the City's pond and not back east. Bucher explained that the drainage is not designed to flow back to the east, the pond that will be installed should handle the drainage.

Boersma explained that this development is intended to be for workforce housing. There is a combination of single-family, two-family and 4 family townhomes, no large buildings. She also explained that Brook Street, extending to the east, doesn't need to be installed but if installed it would be available to the developers to the east to utilize. Mills inquired if the alleys are dedicated right-of-ways. Boersma explained that the alleys will be part of the common area maintenance being covered by the homeowner's association. She also explained that there are walking areas planned for this development.

Leddy asked how the drainage will be handled for the alleys. Bucher explained that the alleys will probably be inverted crowns. There will be inlets at the intersections that will collect the water and additional inlets can be added if necessary.

Leddy is concerned about having just one access into the development. He wondered if Willow Branch Ave could extend to 20<sup>th</sup> Street South. Boersma explained that the traffic study that they are requesting is to focus specifically on this. Miller explained that if it is decided to extend Willow Branch Ave to 20<sup>th</sup> Street S, then a revised Preliminary Plat would need to be submitted to the Planning Commission. Leddy just feels that with the high density in this area and the extra traffic, an additional access to 20<sup>th</sup> Street South is favorable to him.

Vlaminck is concerned about the additional traffic. He is also concerned about the sewer and water issues that could develop into more issues. He feels the developers need to look into the sewer and water issue more.

Jamison isn't too concerned about the traffic in this area. Generally, traffic is slower in smaller right-of-ways. He doesn't feel that a traffic study would be beneficial to the business in the area but not the residential area. He does wonder if there is an opportunity to do some type of permeable paving in the alleys?

Schmeichel is concerned with the drainage. He hopes that staff is really looking into the drainage before moving forward with this development.

Fargen wondered if having Brook Street extend to the property to the east will have an impact on their property? Miller explained that this stub could be utilized by the owners to the east if they choose to come forward with a plan to develop their property. Fargen asked if the access to Bluegill will be required if there were two accesses on 20<sup>th</sup> Street South. Miller explained that the secondary access requirements would be met if there were two connections on 20<sup>th</sup> Street South. Fargen is also concerned with the drainage partially because of his lack of knowledge with drainage. He feels confident that relying on city staff to approve the drainage plans is the best.

Mills agrees with Fargen on the drainage. Planning Commission doesn't approve the drainage plan, city staff does. And the plan is never to make a drainage problem worse and to look at improving some situations from the past.