

OFFICIAL MINUTES EXCERPT

Chairperson Gregg Jorgenson called the meeting of the City Planning Commission to order on Tuesday August 3, 2021, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Tanner Aiken, Justin Borns, James Drew, Jacob Mills, Roger Solum and Jorgenson. Absent were Greg Fargen, Lee Ann Pierce and Ashley Biggar. Also present were Community Development Director Mike Struck, City Planner Ryan Miller, Joe Schulte, Jeff Kreul, and Seth Skogen.

Drew recused himself.

Item #4a - CD Properties LLC has submitted a revised preliminary plat of Lots 26A-27D in Block 3; Lots 1A-6B in Block 5, Lots 1-7B in Block 6; and Lots 1A-3C in Block 7, Arbor Hill Addition.

(Mills/Aiken) Motion to approve the revised preliminary plat with the staff recommendation to include Lot 7, Block 5 and Lot 25, Block 3.

(Mills/Solum) Amendment to the original motion to approve the lots in Blocks 3, 6 and 7 only. Amendment was voted on. All present voted aye. **AMENDMENT CARRIED.**

Motion as amended was voted on. All present voted aye. **MOTION CARRIED.**

Drew returned to the Commission.

OFFICIAL SUMMARY

Item #4a – This is a revised preliminary plat for lots in the Arbor Hill Addition that were originally approved in 2017. This plat proposes to split lots for the purpose of building single-family zero-foot side yard dwellings. Due to the changes to the boundaries of two lots, staff recommends that Lot 7, Block 5 and Lot 23, Block 3 also be included in this revised preliminary plat. Drew representing CD Properties explained their plan for this development.

Joe Schulte, 1900 Grand Arbor Circle, is concerned with this plan. They had the understanding that these lots were going to be used for single-family dwellings and now the developer is requesting a higher density for this area. Jeff Kreul, 1905 Grand Arbor Circle, is also concerned about the density in this neighborhood if the lots are replatted. He is opposed to this revised plat.

Drew stated that after hearing the concerns from the neighbors he would be willing to reconsider the replatting of a couple of the lots. He is requesting that the Commission table this item. Mills wondered if the applicant would like to have the lots in Blocks 3, 6 and 7 approved and they would come back with an additional revised plat for the lots in Block 5. Drew was in favor of this suggestion. Solum asked the surrounding property owners if they were in favor of this amendment. Schulte is not in favor of the lots in Block 5 being reduced in size. He would like them to remain at the larger size. Kreul also in against this even with the amendment. The increased density is going to cause traffic safety issues in this area. He feels that adjusting just the lots in Block 5 will not improve the density or traffic safety issues.