

Motion by Commissioner VanScoy, seconded by Commissioner Bauer, to recommend that City Council adopt Resolution #14-08-141 approving Findings of Fact #0931 relating to a request to amend a conditional use permit to expand the ground lease area related to an existing cellular tower.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Bauer, and Nosan. Voting No: None. Absent: Commissioners Brauer and Maul.

Motion by Commissioner VanScoy, seconded by Commissioner Bauer, to recommend that City Council adopt Resolution #14-08-142 approving an amended conditional use permit to expand the ground lease area of an existing cellular tower to accommodate a new equipment shelter building.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Bauer, and Nosan. Voting No: None. Absent: Commissioners Brauer and Maul.

#### **5.05: Public Hearing: Consider Request for Sketch Plan and Preliminary Plat Review of Brookfield 5<sup>th</sup> Addition; Case of 21<sup>st</sup> Century Bank**

##### **Public Hearing**

Chairperson Levine called the public hearing to order at 8:16 p.m.

##### **Presentation**

Community Development Director Gladhill presented the staff report indicating 21<sup>st</sup> Century Bank has submitted application for Sketch Plan and Preliminary Plan for a proposed minor plat known as Brookfield 5<sup>th</sup> Addition. The minor subdivision proposes to plat approximately 0.25 acres to create one (1) buildable single-family lot. The proposed plat would not re-configure existing property lines. The proposed subdivision would convert an existing outlot to a buildable lot. The property is generally located west of Nowthen Boulevard (CSAH 57), along Feldspar Street. Staff reviewed the case in detail and recommended the Commission not approve the Preliminary Plat.

##### **Citizen Input**

Gary Smith, 16821 Garnet Street, explained that he did not intend to sell any of his property and was not willing to subdivide. He believed that the City's density transitioning policy was weak. He recommended the outlot remain as is and that the small proposed lot not be approved.

Matt Soens, 16878 Feldspar Street, indicated he provided staff with a visual presentation that addressed his concerns. He reported he has lived in his neighborhood for the past six years and appreciated the consistency and flow of the homes. He explained that the proposed lot would obstruct rear views from neighboring homes and would not be consistent with the neighboring homes. He did not support the berm being removed as this served as a sound buffer. He

discussed the poor alignment of the current cul-de-sac stating it was not big enough to serve large vehicles. He expressed concern with water runoff flowing from the new lot onto the neighboring property given the grade change between the two lots. He suggested that the new lot only be developed if the cul-de-sac is removed, as this would allow for proper alignment of the home. He provided further comment on the temporary cul-de-sac and sidewalk in front of his home and recommended that the Planning Commission deny the sketch plan and preliminary plat as requested.

City Planner Anderson reported the City did not have a master plan for this neighborhood, south of Feldspar.

Bill Dorn, 16610 Fluorine Street, representing 21<sup>st</sup> Century Bank, reported the berm would not be altered in any way. He clarified that the City required the developer to put in a stub street and the lot was not developed because it was thought the street would be pushed through. However, he did not anticipate that the southerly parcel would develop for some time. He reviewed a house plan that was similar to homes within the neighborhood and would fit on the lot. He reported if the home was pushed closer to the street, it would more closely match the setbacks of the neighboring properties. He understood that staff was frustrated with the temporary cul-de-sac situation, however noted, there was no City Ordinance that addressed this matter. He requested he be able to work further with staff on the proposed request and did not oppose the item being tabled.

Community Development Director Gladhill was more than happy to work with the applicant through the issues on the proposed property. He recommended staff be allowed to continue working with the applicant. He suggested that if the item were tabled that the Public Hearing be continued to allow for further comments at a future meeting.

Motion by Commissioner VanScoy, seconded by Commissioner Bauer, to continue the public hearing to the September 4, 2014 Planning Commission meeting.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Bauer, and Nosan. Voting No: None. Absent: Commissioners Brauer and Maul.

**5.06: Public Hearing: Consider Recommendation and Approvals related to Ridgepointe, a Major Subdivision; Case of Village Bank**

**5.06.1: Resolution #14-07-134 Adopting Findings of Fact #0930 Related to a Request for a Variance to Maximum Cul-de-Sac Length**

**5.06.2: Resolution #14-07-135 Granting a Variance to Maximum Cul-de-Sac Length**

**5.06.3: Resolution #14-07-136 Approving Comprehensive Plan Amendment, Zoning Amendment, and Preliminary Plat**

**Public Hearing**

Chairperson Levine called the public hearing to order at 8:54 p.m.