1/5/04 P+3 6:31 pm

someone absent

I. called to order

II. Lata K. Copy of PUD and memo from staff, app. proposing S. of walnut, S of pd. west side of Railroad tracks. Currently M-1, 22 acres in floodway in southern site of prop. Not higher than 3.5 net density, council has been pushing for. donate 3.4 acre park @ NW corner of veterans Dr. Staff discussed w/ developer. some design elements, prop. add landscape w/ masonary wall and help put side walks. see more meaningful open ~~[illegible]~~ spaces. park, detention basin area, more walking trails, lots backing open spaces, provide rod iron, 10 ft wide landscape buffer in northern parcel of property. Traffic IA line up existing driveways w/ new driveway. would like incorporated, to see nicer development.

Kevin Price, second occassion requested by others. done best we can. using less than 50% of tract. neighbor across w/ agreeing., Police Chief same opinion, nice neighborhood rather than light industrial. incorporate rain swell, and help w/ excessive rainfall. Stay as far away from R Road because of safety. Welch. gave letter w/ blessings. Not a lot less lots - 40 lots less. very difficult to accomplish. More park, cannot loose anymore land., cannot R-1, R2 highest and best use. Quality work, knowing exactly what we get. 3 acres for park, twice the amount, required [redacted]

Neil West - maint of det. area,

Todd - falls under MUD.

Linda - yet to be determined,

Todd - stated in our PUD or plat.

Canterbury Park has

Todd - 300ft from railroad to what is park, 3 acres, road and then houses. Road was final stopping point, if there is a train derailment. talked about downstairs and have not seen.

Ruby. 35 trains a day w/ Chemicals, how are we going to get to people and safety if a train derails.

Ruby nothing has been done, tract, more green space and very dissappointing.

David, forget about details, not appropriate for residential use, tiny neighborhood.

Ruby, M-1 will bring money from PEDC, Green up light industrial, and moving.

Don in favor of rezoning doesn't have to be res. or light indust. Jose and Jessica.

(B) Down to three items, ~~[redacted]~~
See tape!
Remove the note for const.

[redacted]

Ruby Made a motion to app. w/comments.
David seconded.

motion to app. 6-0

(C) SF-26

Richard, Rec. app as presented

Ruby, made motion seconded by David.

App. 6-0

(D) SF-27

Richard made a ~~mot~~ no comments

Ruby made motion
David.

App. 6-0

SF - 28

(E) David made a motion
Ruby seconded
Motion to app. passed 6-0

(F) SCR - SF-29

David motion to app.
Don seconded

Motion to app. passed 6-0

(G) SCR - SF-30
BDD#4 want 150' wide ROW dedication
for reserve see Richard's Notes,
title block needs to mail

Steven w/ LJA, my knowledge
plans already been approved.
please

Richard - replacing ap easement
See tape!

Don made a motion to app
w/ comments
Ruby seconded.

Motion to approve
6-0

~~Drainage~~

(H.) SCR ST-37

Ruby made motion
Davis seconded

Motion to App. 6-0

(I) Southgate - 15ft side Building line, and reduce to 10ft

David motion to app w/ staff comments
Linda seconded

Motion to approve passed 6-0

(J) ~~D~~ Richard recommend single street light on Shank & Woody.

Doug, will be a woody Rd that goes north and south, have frontage on woody, and no one is paving, at this time, no streets,
grant variance w/ rec of one street light.

Neil, how much of Woods will be built? and not ask for street lights as Woods is being built.

Don to easy to put the lights in.

see tape!

Ruby made a motion to app.
David seconded.

motion to app failed 0-6

(K) Rich - recommend approval

Ruby made a motion
David seconded.
Motion to app 6-0

(M) Rich. recommend app. w/ no comments
Linda made motion
Dawn seconded
motion to app 6-0

(M) Richard, #2 already done see comments

Don motion to approve
David seconded
motion to approve passed 6-0

adjourned @ 7:59 PM