

Highland City Planning Commission Aug. 10, 2004

Present:

Commissioner: Steven Draper
Commissioner: Larry Mendenhall
Commissioner: Jennifer Tucker
Commissioner: Mike Walch
Commissioner: Bryce Flanary

City Council: Gwyn Franson
City Engineer: Matt Shipp
City Asst. Zoning Admin: Lonnie Crowell
Secretary: Aubrey Bevan

Meeting convened at 7:05
Prayer given by Lonnie Crowell
Pledge given by Bryce Flanary

Visitors: Chris Dalley, Jim Huggard, Dan VanWoerkom, Roger Knell, Ralph Willett, Brent Strong, Scott Bishop, Jim Stout, Stephen Stout, Michael Robinson, Kathryn Schramm, Kristi Vicki, Cary Dunn, Jeff Byers, Richard Mendenhall, Jess Adamson, Jeff Buyers

Item 1: Huggard Property - Re-Concept

Jim Huggard stated he never got any comments from staff. Jim stated the first option they brought in was unacceptable because they couldn't have a 20,000 sq. ft. lot. He has presented a new option to see what the commission thinks about their changes. Lonnie stated they prefer option one on the overhead. Gwyn stated the top portion is separate from the bottom half. Jim stated, in the beginning, they did a phase one and phase two so that he wouldn't have to curb and gutter the entire area. Steve stated they would have to see if this is phase two or if this is a different subdivision to make a decision on how the sq. footage will work. Jim stated, in the beginning, it was proposed as one subdivision.

Steve stated option one still has two accesses too close together. Steve asked what would happen between lots 7 and 8 in option two. Steve asked about having a shared access for lots 7 and 8. Jim didn't feel that would be a good option. Mike asked what the accesses is for lot 6. Jim stated it has two access on the east side. Jim stated his engineer feels option one is the best one also. Steve stated Lonnie had an option three also, but Jim didn't seem to like that one. Jim stated option one is still his favorite even with option three. Jim stated with option three he will have to lose his shed which he is not willing to do.

Steve stated he has an option that will allow him to keep his shed and avoid having to build a road. Steve stated he felt they should research the meadows plat to see if this is phase two or it's own subdivision. Steve stated he feels that his three lot idea is the best for Jim and the City. Bryce stated they are trying to come up with something that will work for everyone and the three lots is going to be the best way to do that. He also stated that he will lose one lot with that option, but they are trying to work around an existing out building. Mike stated he also liked Steve's layout and it seems to make the most sense. Jim asked if they will need to put a hydrant out front, because if they have to run a water line it might be worth it to have the cul-de-sac. Steve stated with or without a cul-de-sac, he would have to have a hydrant and if they have the cul-de-sac he will have to put in all the improvements which will cost a lot more.

Steve stated he can come back with any option he wants, but the option he came up with is going to be the one that the commission is in favor of. Larry stated he feels if he takes the out building down and builds a new one it will open up a lot of options on how he can develop this land. Larry stated he feels it would be cheaper to rebuild the shed and not build the road. Jim asked if the commission would be in favor of one of the options that Lonnie or Steve came up with. The commission agreed that they would consider one of those options.

Item 2: Highland Ridge Estates - Re- Concept

Dan VanWoerkom stated Isaac Patterson sat down with Barry and they decided it would be better to just go with the R-1-40, which is how this plan came about. Steve asked about the corridor. Lonnie stated the trail is going along the outside. Mike had a concern about lot 54 and would like to see a building envelope for that lot because it is triangular. He also stated he thinks there could be a way to reconfigure it so that lot 56 is not a three sided lot. Steve stated he has concerns that the southern lots will be too small to be a buffer for the Bull River Subdivision. Avery, Dan VanWoerkom's secretary, stated the lots are over 200 feet deep along the south side.

Steve stated he feels they will have to alter the current scape too much. Larry stated on lot 2 with the storm drain there, a trail will be eliminated. Also he feels he would have to see some elevations because he feels there will be a lot of foundation showing.

Discussion ensued.

Larry stated he was in favor of the first proposal they came up with. Steve stated their biggest concern is conserving the existing vegetation.

Item 3: Madison Meadows Subdivision - Preliminary

Scott Bishop stated the Pawlus's are in favor of switching the south corridor. Scott stated the road would be butting up to his property, but wont take away from his property at all. Steve stated Ridgewood will have to line up, but there should be no problems with that. Scott stated there is plenty of building room on all of the lots.

Steve stated they will determine the side yard fence setbacks. Steve stated he feels it will be the same as always, with a 14' setback on the corners. Scott stated there are only two lots that will have driveways on the collector street. Mike stated they might want to consider making the lot line of lot 4 hit the corner of the existing home to allow for something more workable. Steve stated they will want the fence issues and the positioning of the homes on the plat.

Motion by Mike Walch, Planning Commission grants preliminary approval for Madison Meadows subject to all staff comments with the following conditions 1) lot on and 19 will be the only lots to access 9900 N. 2) the fence setback of 14' on corner lots will be noted on the plat.

**Second by Larry Mendenhall.
Unanimous vote, motion carried.**

Item 4: Highland Heritage Subdivision - Preliminary / Final

Roger Knell stated they submitted the two lot packet. Roger asked if there is a way to delay the improvements on the Guymon property. Lonnie stated they can phase it and then they can wait forever if they want. Roger stated with Mrs. Guymon getting older, it would be a financial burden for them to put in those improvements and it would be about 3 years before they would want to put those in. Roger also asked about curb, gutter and walk. Steve stated they would be required to put in curb, gutter, and walk. Lonnie stated they have a year from the time of bond to put the improvements in.

Motion by Larry Mendenhall, Planning Commission moves to approve preliminary and recommend City Council grant final approval for Highland Heritage Subdivision subject to staff comments and to the condition that the improvements will have to be put in within one year of recording the final plat.

**Second by Mike Walch.
Unanimous vote, motion carried.**

Item 5: Kountry Korner Car Wash - Revised Site Plan

Cary Dunn stated they would like to flip the building and move it closer to the east. Cary stated the exhaust and vacuums and other disturbances will be shielded by the building. Keith Joseph stated he spoke with his equipment guy and they feel this would flow a lot better. Steve asked the commissioners their thoughts on the change. The commission was ok with the change.

Motion by Bryce Flanary, Planning Commission recommends City Council grant approval for the revised site plan for the Kountry Korner Car Wash subject to all staff comments with the condition that there will be no parking on the east side and landscaping will be required on the south side.

**Second by Jennifer Tucker.
Unanimous vote, motion carried.**

Item 6: Town Center Retail - Site Plan Approval
Architectural Review & Recommendation

Richard Mendenhall stated they will have street side parking and the store fronts will be pedestrian accessible. Richard stated it was requested that they have material samples and elevations. Steve stated they will talk about the site plan first. Gwyn stated the exit for Wendy's does not work and it should be looked at this point. Mike asked how much of the islands will be landscaped. Jeff Byers, the architect, stated that pretty much anything big enough to landscape will be landscaped. Richard stated they will work on the Wendy's exit.

Motion by Larry Mendenhall, Planning Commission recommends City Council grant site plan approval for the Highland Town Center retail.

**Second by Mike Walch.
Unanimous vote, motion carried.**

Jeff Buyers stated they are going to be using a stone and have an old town feel. They will be using earth tone colors on the rock and tile. They are trying to create an identity for each suite. They will have canopy's on the side. It would be a 6000 sq ft. building on the main level and 3000 on the upper level. There will only be exterior access. Jeff stated they have stone wainscot and stucco across the top with some tile inlays. The awnings will be canvas or metal. Steve felt they have too much stucco going on the building for the Town Center guidelines. Lonnie stated there is nothing in the code saying they are restricted to using a minimum amount of stucco. Steve stated he is very satisfied with the look of the building.

Item 7: Town Center Residential - Site Plan Approval

Architectural Review &
Recommendation Ordinance Review

Richard stated the architect of Trophy Homes is here to present his Mansion Home. Wayne stated this is a concept they designed specifically for this property. He stated the idea is that when you are driving down the road it looks like one big house, but it is actually three different spaces in one building. He stated the garages are rear loading and everyone will have their own backyard. Steve stated they should go with a 15' front setback.

Motion by Mike Malch, Planning Commission moves to continue Architectural review to the next meeting.

**Second by Bryce Flanary.
Unanimous vote, motion carried.**

Item 8: Code Amendments: *Subdivision Process
*Town Center Transitional Housing Overlay
*Assisted living P.O. Zone Overlay

Lonnie stated the information he received was more CC&R information. He took the format and that is what the commission has. Steve stated he feels they need a little more time to finalize this code amendment. Steve stated they can have it ready for the next meeting.

Motion by Jennifer Tucker, Planning Commission moves to continue Code Amendment discussion to the next meeting.

**Second by Larry Mendenhall.
Unanimous vote, motion carried.**

Steve stated at first he felt they shouldn't eliminate concept until he read further along. Lonnie stated it would just come to Planning Commission for preliminary. Steve stated his concern about public hearing and notification at concept. Lonnie stated they have started a pre-concept to eliminate easy stuff.

Steve asked the commission if they are ok with the applicant just coming in for preliminary or if they would like to see them at concept. Matt stated they would just like to eliminate the planning commission having to go through all the easy stuff in a planning commission meeting. Mike stated he feels they have gotten to a good point in the system and it doesn't need to change. Larry stated he feels the staff is competent and should be utilized more than they are and he feels that the concept plan could be eliminated and look at preliminary as a concept.

Motion by Mike Walch, Planning Commission moves to continue to the next meeting.

**Second by Bryce Flanary.
Unanimous vote, motion carried.**

Item 10: Approval of meeting minutes for July 27, 2004

Motion by Larry Mendenhall, Planning Commission grants approval of the meeting minutes for July 27, 2004 as amended.

**Second by Mike Walch.
Unanimous vote, motion carried.**

Meeting adjourned at 11:20.