

MINUTES
September 15, 2021
Plan Commission
City of Batavia
REMOTE MEETING

PLEASE NOTE: These minutes are not a word-for-word transcription of the statements made at the meeting, nor intended to be a comprehensive review of all discussions. They are intended to make an official record of the actions taken by the Commission/Committee/City Council, and to include some description of discussion points as understood by the minute-taker. They may not reference some of the individual attendee's comments, nor the complete comments if referenced.

1. Meeting Called to Order for the Plan Commission Meeting

Chair Gosselin called the meeting to order at 7:07pm due to connection issues.

2. Roll Call:

Members Present: Chair Gosselin; Vice-Chair LaLonde; Commissioners Harms, Joseph, Peterson and Moore

Members Absent:

Also Present: Drew Rackow, Planner; Joel Strassman, Planning and Zoning Officer; Scott Buening, Director of Community and Economic Development; Jeff Albertson, Building Commissioner; and Jennifer Austin-Smith, Recording Secretary

3. Items to be Removed, Added or Changed

Chair Gosselin stated that the Landscape Plan had already gone to the Committee of the Whole (COW) and we are reviewing the revised landscape plan. Gosselin stated he believes this would take a little less time and asked if the Commissioners would like to move this item up on the agenda.

Motion: To move discussion on the Landscape Plan for Avenue Marketplace before agenda item number four

Maker: Peterson

Second: Joseph

Roll Call Vote: **Aye:** Peterson, LaLonde, Harms, Joseph, Gosselin, Moore

Nay: None

6-0 Vote, 0 Absent, Motion carried.

4. Winding Creek Planned Development & Subdivision – 2500 McKee Street (north side of McKee Street at Deerpath Road)

Pulte Home Company, LLC, applicant

1. PUBLIC HEARING: Amendment to the Comprehensive Plan Land Use Map

2. PUBLIC HEARING: Amendments to the Zoning Map

- **R1-M Single Family Medium Density and POS Parks and Open Space**
- **Planned Development Overlay**

3. Design Review

4. Preliminary Plat of Subdivision

Motion: To open the Public Hearing

Maker: Joseph

Second: Moore

Roll Call Vote: **Aye:** Joseph, Gosselin, Moore, Peterson, LaLonde, Harms

Nay: None

6-0 Vote, 0 Absent, Motion carried.

The Plan Commission opened the Public Hearing at 7:35 pm.

Strassman reported Pulte Homes is seeking approval of zoning entitlements and a preliminary plat of subdivision for the Winding Creek single-family development on the north side of McKee Street at Deerpath Road. The approximately 68-acre property is now unincorporated and would be annexed with City Council approval of the development. The property is essentially the same property for which the Plan Commission recommended development approvals for MI Homes in 2018 with 201 residences (113 single-family and 88 townhome residences). MI Homes later withdrew their applications. Pulte's team will provide detail of their proposal.

Overall, staff is supportive of Pulte's proposal. It provides an abundance of open space, area bike path connections, and continues the City's existing street network through the property. Proposed residential density is reasonable as a transition from townhomes and commercial uses to the east to larger-lot single-family residences to the south and southwest. This proposal is less dense and would generate less traffic than expected with the MI Homes proposal.

Negotiation of a draft Annexation Agreement between Pulte and staff is on-going. This agreement would be reviewed and approved by the City Council along with Commission recommendations. The agreement would address issues of easement locations and rights/restrictions as well as construction, maintenance, and ownership of off-site improvements such as parts of the bike paths, utilities, and the McKee Tributary road crossing. The agreement will also address the need for a homeowner's association and back-up Special Service Area.

The Land Use Map Amendment coupled with the Planned Development would lower potential residential density for the property from the current Land Use Plan. Density transitions between uses are sought in Goal 8 of the Comprehensive Plan's Land Use Element. Goal 1 of the Comprehensive Plan's Housing, Neighborhood Conservation, and Historic Preservation Element and would be met with this proposal as this lower by encouraging greater variety in single-family design.

Staff agrees generally with the applicant's responses to the Zoning Code's Review of Conditions for Amendments to the Zoning Map for establishment of the proposed R1-M and POS zoning districts that was provided to Commissioners. Staff supports application of a Planned Development Overlay District to provide a unified development allowing relief to some requirements of the Zoning Code. The following requests for Zoning Code relief have been requested.

Instead of the garage being setback 6 feet from the rest of the front of the house, Pulte has requested the garage extend up to 9 feet forward of the house, but not all would extend that far. Pulte has also requested allowing a covered porch to be open on only 1 side as opposed 2 for the front plane of the house.

Staff does not support this as requested. Staff feels this allows the garage to extend too far forward. The Zoning Code allows a covered front porch that is a minimum of 40% as wide as the overall house to be the point from which the garage setback is measured which is defined as the house's front plane. Some models would not provide a sufficiently wide porch. The visual prominence of the garage would be accentuated while diminishing the prominence of the non-garage portion. This is even more crucial given the request for another modification to widen the garage as a percentage of the house. Staff does support the requirement for a covered front porch having only one open side.

Instead of the garage being up to 50% of the width of the house, Pulte is seeking garage widths of up to 54% for 2-car garages and up to 63% for 3-car garages. Staff can support this request. It will allow reasonable garage widths.

Minimum required lot area is 7,200 square feet. Pulte is requesting a minimum of 6,776 square feet. Staff supports this request. The subdivision provides a significant amount of open space and only 26 lots would be smaller than required.

Minimum required lot width is 60 feet. Pulte is requesting a minimum of 56 feet. Staff supports request. Again, the subdivision provides plentiful open space. Over half of the lots would comply with the minimum requirement.

Maximum floor area ratio is 0.45. Pulte is requesting 0.55 not including basements, traditional, lookouts, and walkouts. Staff supports request. With the unique topography of the site and development contouring necessary for stormwater management, many basement areas would qualify for FAR calculation. This Modification would simply FAR calculations.

Minimum rear building setback is 30 feet. Pulte is requesting 25 feet. Staff supports request. The subdivision provides plentiful open space and will be engineered to comply to stormwater codes.

Minimum interior side setback is 10 feet. Pulte is requesting 7.5 feet provided, where there is an overland flow route no encroachments shall be permitted in the side setback. Staff partially supports request. Staff supports a 7.5-foot interior side setback, but given the supported reductions in lot width, size, and rear setback, and allowing increased FAR, more stormwater can accumulate in the side setbacks. Staff can support this reduced setback with a limitation that window wells be no closer than 5 feet to the interior side property line, not located in an easement, and not located adjacent to an overland flow route.

Maximum height for the house is 30 feet. Pulte is requesting 35 feet measured from the top of foundation and not to exceed 2.5 stories. Staff partially supports request. The unique topography of the site and development contouring necessary for stormwater management will force many basements to be look-outs or walk-outs. This situation results in a much taller measured height

overall for the house due to grade being significantly lower at the rear. To accommodate this, staff would support a Modification for building height to be measured solely from grade at the front of the house, using the R1-M District maximum of 30 feet.

With no adopted single-family design guidelines and no Design Review approval of single-family residence architecture and lot landscaping, Design Review for Winding Creek is limited to the general site layout and street adjacent detention area landscaping. The general site layout is consistent with the Commission's previous conditional Design Review approval for MI's proposal. Landscaping for the HOA detention area street frontage provides sufficient landscaping, including a heavily landscape entrance area at McKee Street. The staff memo highlights how the proposal fits the Comprehensive Plan from the Design Review standpoint.

Staff supports the proposed Plat. The subdivision's layout is consistent with the layout proposed by MI. It also identifies typical easements on the residential lots. The various out lots are also identified to accommodate bike paths, open spaces, and alternate access and utility service to the cell towers. Precise easement locations and provisions would be established with approval of final plats.

Staff supports Pulte's request for 2 variations to the Subdivision Regulations. The longer than allowed block length is like what was proposed and supported in MI's subdivision. The 5-acre Geneva Park District site would provide approximately 80% of the required park donation. The remainder would be in cash. Pulte is working out details of the donation with the Geneva Park District and those details would be memorialized in the Annexation Agreement. Batavia Public School District 101 notified staff that they would accept the required cash donation.

In reaching decisions on the Zoning Map Amendments and Design Reviews, the Commission must arrive at positive conclusions for all the Findings for Approval/Review of Conditions as listed in the Zoning Code. The staff memo includes draft findings the Commission can consider. The memo incorrectly identifies the Zoning Map Findings/Review of Conditions as the Land Use Map Findings.

Russell Whitaker, representing Pulte, overviewed the proposed Winding Creek Planned Development and Subdivision. Whitaker shared the 'Winding Creek Planned Development Plan' and 'Site Plan Batavia, IL' with the group utilizing the shared screen feature on Zoom. He discussed the product matrix for the Meadows series, elevations, product matrix for the Estates series, elevations, and square footage and floor plans for the Meadows and Estates series. He noted that these were developed as part of a project that was recently approved in Naperville with the Naper Commons subdivision. Whitaker showed the Commission a picture of the Woodside model at Wagner Farms in Naperville that shows the front plane of the garage.

The Commission discussed the garage planes, out lot dedicated to the City of Batavia, traffic patterns and the proposed subdivision plans. There would be a two-way stop sign at the intersection of Deerpath and McKee.

Chair Gosselin asked if there were any public comments. Rackow read the chat questions with the Commission. Marie Sanderson in Zoom chat asked about her house that would face the back

of a proposed home and what kind of barrier there would be. Whitaker stated that they are a larger lot series and the lots are oversized with preservation of the trees to keep the tree buffer. Norman Ballack asked the Committee remotely why the zoning is being changed. Whitaker answered the R0 zoning is the default zoning upon the annexation so they are in the position to look at the Comprehensive Plan and set the zoning consistent with the Comprehensive Plan. Ursula Mahan stated in chat there would be an increase in traffic along Wolcott Drive. Ronald Hein asked in chat about the bridge over the wetlands extending Branson Drive. Strassman answered the City has been consistently telling developers that creek crossing is required. The City is a party to an agreement with Kane County and the City of Geneva regarding access points for properties on Fabyan and part of the agreement includes this road connection. The City is requiring it. Tim Mahan asked about traffic with a two-way stop on McKee and Deerpath would have a lot of people going down Trent to go out to McKee. There is going to be a tremendous increase in traffic and asked what the City would do with that. Whitaker answered there were roadway connections that were slated when the property surrounding us were developed. The City has asked us to continue those roadways into our property. This is good planning and how they were originally designed and developed. We are proposing less density as permitted under the Comprehensive Plan or what was approved in 2018. As a result of having less density there will be less traffic than what would be expected under the existing Comprehensive Plan or the 2018 approved plan. Mahan asked about a fire gate at Thorne Street so people can't utilize the Heritage Ridge subdivision to go back and forth. Buening stated that the City would like to provide connectivity between neighborhoods. When we connect all of the roads it does distribute traffic better than it would be if we focused them all onto our collector and arterial roadways. The intention of these roads is to provide connection between neighborhoods and make sure there is connectivity. Other chat questions were addressed (see attached chat log). Projected finish date of the project is four to five years following commencement of work. allocations for stop signs would be assigned with final engineering. Construction traffic would use McKee Street to access the site

Motion: To close the Public Hearing

Maker: Joseph

Second: Peterson

Roll Call Vote: **Aye:** Joseph, Gosselin, Moore, Peterson, LaLonde, Harms

Nay: None

6-0 Vote, 0 Absent, Motion carried.

The Plan Commission closed the Public Hearing at 9:01 pm.

Chair Gosselin asked the Commissioners if they would like more time to consider this discussion. Peterson stated that since the discussion is fresh in our mind, we should continue. Chair Gosselin stated that unless anyone disagrees with Peterson's comment than we would continue. There were no voiced disagreements with moving forward.

Motion: To recommend to City Council approval to amend the Land Use Map from the Residential >0.5-2 dwelling units per acre (du/ac) and Residential >3.5-5 du/ac Classifications to the Residential 2-3.5 du/ac Classification for portions of the

property at 2500 McKee Street, in general conformance with the Exhibit in the attached information

Maker: Peterson

Second: Joseph

Roll Call Vote: **Aye:** Peterson, LaLonde, Harms, Joseph, Gosselin, Moore,

Nay: None

6-0 Vote, 0 Absent, Motion carried.

The Commission discussed the proposed modifications to the Zoning Code. Item 'a' in the memo was discussed first. LaLonde stated that he would be willing to accept the garage in plane with the front porch but not beyond the front porch. Our Code requires the garage to be setback six feet. Going six feet forward would make twelve feet forward than what we are saying our code would allow. That is pretty significant and anything beyond that you are going to see the garage. The garage would be the most visually impactful part of the house. Peterson stated that since there are no sheds allowed, people do need storage. She does not have a problem with that. Gosselin agreed with LaLonde. If we amended our code recently to provide for a six-foot setback, presumably there was a reason for doing that. There is a twelve-foot difference. Gosselin thinks the house looks great but that is a big deviation from the code. Also, 35% is roughly 1/3 of the house. He would be more concerned with the six-foot than the 35/40%. Gosselin agrees with LaLonde on the six-foot and he agrees with staff on the 40%.

LaLonde stated he would propose a modification to not go beyond the front plane of the porch. Chair Gosselin asked the Commissioners to voice their thoughts on the modification as suggested by Commissioner LaLonde. Peterson stated that she is okay with the six foot proposed by staff and in the case of the eight-foot that might have to happen in the Estate Series, she is okay with that as well. Moore stated that she understands the idea of keeping the garage from protruding. She did view the overhead map of her neighborhood and there are garages that stick out but they are probably not 30-40% of the front of the home. Moore stated that she would like to go with what staff had recommended. She is fine with the eight-foot in the Estate Series. Joseph stated that she is okay with the six feet and the eight feet on the Estate homes. Buening stated that to simplify the process it could be said six-feet for the Meadows and eight-feet for the Estate lots. Harms stated that she is okay with staff's recommendation and eight-feet for the Estate lots. Chair Gosselin stated that he agrees with LaLonde. He continued it appears there are four commissioners who would be for a modification to item 'a' where we would allow attached garages to extend up to six feet in front of the front plane of the residents of Meadows homes and eight-feet for the Estate homes. Whittaker noted that for the Estate homes it is 8.5ft, there is no 8ft situation. Chair Gosselin stated that it would then be six foot for Meadows and 8.5ft for Estate.

There were no proposed modifications for item b. Item 'c' was discussed and the applicant is requesting 35%. Staff is recommending 37%. Peterson stated that she believes 35% is acceptable and is a small change. LaLonde stated he is fine with the 35%. Moore, Joseph, and Harms agreed with the 35%. Items 'd', 'e', 'f' had no proposed modifications from the Commission. Item 'g' was proposed to allow rear setback of 25ft with the exception of lots abutting the east property line south of Mill Street. Item 'h' had no proposed changes. Item 'i' was modified to read the measurement from the house height would be from the top of the foundation to the peak of the

roof and not to exceed 35ft. Albertson asked whether this would be measured at the front elevation of the house. Chair Gosselin stated that the height would be measured from the top of the foundation at the front of the home to the peak of the roof with the maximum height of 35ft.

The Plan Commission's modifications were as follows:

- a: to allow for attached garages to extend up to six-feet in front of the front plane of the residence for Meadows homes and 8.5 feet for Estate homes.
- b: unmodified
- c: The 37% is changed to 35%.
 - Buening noted that staff could add a notation stating that all homes shall have covered front porches
- d: unmodified
- e: unmodified
- f: unmodified
- g: To allow rear setbacks of 25ft with the exception of lots abutting the property to the east property line and south of Mill Street
- h: unmodified
- i: To maximum height house: Maximum height of 35 ft to be measured from the top of the foundation at the front of the home to the peak of the roof

Motion: To adopt the findings as drafted by staff

Maker: LaLonde

Second: Harms

Roll Call Vote: **Aye:** LaLonde, Harms, Joseph, Gosselin, Moore, Peterson

Nay: None

6-0 Vote, 0 Absent, Motion carried.

Motion: To recommend City Council approval to amend the Zoning Map to zone portions of the property 2500 McKee Street R1-M Single Family Medium Density and POS Parks and Open Space upon annexation of the property in general conformance with the Exhibit in the attached information from staff

Maker: Peterson

Second: Harms

Roll Call Vote: **Aye:** Peterson, LaLonde, Harms, Joseph, Gosselin, Moore

Nay: None

6-0 Vote, 0 Absent, Motion carried.

Motion: To recommend City Council approval to amend the Zoning Map to zone the annexed property at 2500 McKee Street with a Planned Development Overlay District, in general conformance with the plans and information attached to this memo, to include the following modifications to the Zoning Code items a-i as modified at tonight's meeting

Maker: Peterson

Second: Joseph

Discussion was made on the motion. Buening noted that item the notation that all homes are to have a covered front porch could be added by staff to the body of the recommendation of the planned development for this particular project.

Roll Call Vote: **Aye:** Peterson, Harms, Joseph, Moore
 Nay: LaLonde, Gosselin
 4-2 Vote, 0 Absent, Motion carried.

Motion: To adopt the Design Review findings as drafted by staff
Maker: LaLonde
Second: Joseph
Roll Call Vote: **Aye:** LaLonde, Harms, Joseph, Gosselin, Moore, Peterson
 Nay: None
 6-0 Vote, 0 Absent, Motion carried.

Motion: To approve the Design Review in conformance to the landscape plans attached to the memo and in general conformance with the planned development overlay as approved by the City Council
Maker: Harms
Second: Moore
Roll Call Vote: **Aye:** Harms, Joseph, Gosselin, Moore, Peterson, LaLonde
 Nay: None
 6-0 Vote, 0 Absent, Motion carried.

Motion: To recommend City Council City Council approval of the Preliminary Plat of Subdivision subject to the following variations to the Subdivision Regulations and conditions, and in general conformance with the Planned Development Overlay as approved by the City Council:

1. Variation to Subdivision Regulations Section 11-4-4-A to allow block lengths to exceed 1,200 feet.
2. Variation to Subdivision Regulations Section 11-6-2 to allow dedication of parklands and funds as agreed to by the Pulte and the Geneva Park District and included in the annexation agreement between Pulte, the property owners, and the City of Batavia.

Maker: Harms
Second: LaLonde
Roll Call Vote: **Aye:** Harms, Joseph, Gosselin, Moore, Peterson, LaLonde
 Nay: None
 6-0 Vote, 0 Absent, Motion carried.

**5. PUBLIC HEARING: Conditional Use Permit for a Brewery with a Taproom, over 5,000 Square Feet at 10 Shumway Avenue
Frank Mercadante, Sturdy Shelter Brewing, applicant**

Motion: To open the Public Hearing
Maker: Peterson

Second: Joseph

Roll Call Vote: **Aye:** Peterson, LaLonde, Harms, Joseph, Gosselin, Moore
Nay: None
6-0 Vote, 0 Absent, Motion carried.

The Plan Commission opened the Public Hearing at 10:07pm.

Strassman reported the reason why this requires a Conditional Use approval is the Zoning Code limits a brewery with a taproom to 5,000 square feet to be a permitted use. A larger brewery with a taproom can be approved with a Conditional Use. Staff is supportive of this Conditional Use. Staff recommends the Commission recommend approval for a Conditional Use Permit for a Brewery with Taproom, over 5,000 square feet, located at 10 Shumway Avenue, subject to the following conditions:

1. The Conditional Use Permit is granted to Frank Mercadante dba Sturdy Shelter Brewing and is not transferrable.
2. The Conditional Use Permit Ordinance shall include a site plan proposing the deck and the location for the refuse enclosure. Both improvements shall be proposed to comply to the City Code for building permit issuance.
3. Mr. Mercadante entering into an agreement with the City to allow the deck to have a minimum clearance of 12.5 feet from grade rather than the required 14 feet in the easement agreement.

Frank Mercadante, applicant, discussed the site plan of the brewery and emphasized that they are a taproom-oriented brewery. Their business model is primarily focused on the taproom. 1,200 square feet of the brewery would be used for production. He expressed his excitement to open this business in downtown Batavia.

The Commission discussed the clearance and LaLonde noted the condition to remove the deck is there but there is no anticipation that removal of the deck would have to happen. Strassman added that staff does not anticipate that, but we don't want to say it would never happen.

Chair Gosselin asked if there were any public comments. There were no comments from the public.

Motion: To close the Public Hearing

Maker: Joseph

Second: Peterson

Roll Call Vote: **Aye:** Joseph, Gosselin, Moore, Peterson, LaLonde, Harms
Nay: None
6-0 Vote, 0 Absent, Motion carried.

The Plan Commission closed the Public Hearing at 10:24pm.

Motion: To approve the findings as written by staff

Maker: LaLonde

Second: Peterson

Roll Call Vote: **Aye:** Peterson, LaLonde, Harms, Joseph, Gosselin, Moore
 Nay: None
 6-0 Vote, 0 Absent, Motion carried.

Motion: To recommend approval for a Conditional Use Permit for a Brewery with Taproom, over 5,000 square feet, located at 10 Shumway Avenue, subject to the three conditions as drafted by staff

Maker: Moore

Second: LaLonde

Roll Call Vote: **Aye:** Moore, Peterson, LaLonde, Harms, Joseph, Gosselin
 Nay: None
 6-0 Vote, 0 Absent, Motion carried.

**6. Landscape Plan for Avenue Marketplace, 1898 and 1994 McKee Street
Michael Douglas, Randall Resources, LLC, applicant**

Jon Green reported that even though their previous detention pond landscape buffer exceeded the City Code for stormwater detention pond screening, they went ahead and doubled the amount of plant material and added a staggered row of evergreens that meet the arborist criteria for plant spacing and dense perimeter screening. The plan the Commission is reviewing does show the dense staggered row along the eastern boundary of our project, which backs up to the adjacent residential subdivision to the east of the site. Green announced their proposed setback for the Avenue Marketplace project is well over 110 ft which is about four times what the by right buffer would be. Along the western perimeter of the detention pond they added year round evergreen screening in that location as well. Along both sides of the north south access road, we also have parkway tree planting on both sides of that common outlot driveway. He noted that even though this property is wooded, they had their arborist look at the area and there are no desirable mature specimen trees.

LaLonde stated that he thinks they have effectively addressed Commission concerns and this is above and beyond what was expected for an updated landscape plan. Peterson stated that she is pleased with their going over and above what was asked but she is concerned with the monoculture on the berm. The white pine in particular is vulnerable to certain diseases. However, she knows they have an arborist and they will keep a watchful eye on the trees.

Chair Gosselin asked for any comments from the public. Rackow read the chat question for the Commission from Margaret Palczysnki “Will this provide privacy for my backyard if I am not allowed to put up a fence. I am very concerned with the safety and privacy as I have two high school girls.” Strassman stated that he does not believe there is a City regulation that would prohibit a fence from being put up on that property.

Shawn Tingley addressed the Commission virtually. He asked if the berm can be heightened. Green responded that for every foot the berm grew taller, based on the City’s side slope rules, the base of the berm would grow eight feet wider and that would encroach and take away from the stormwater retention capacity which is required by County and local ordinance. They are building the berm a foot taller than the water level of the pond per stormwater ordinance.

Andrey Burak stated that the way this is set up is a safety concern. It is currently nice and wooded and keeps the kids away. This proposed retention pond without having a fence between kids and retention pond he foresees issues. The berm is fine but there are not nearly enough trees in this proposal. He does not understand why the trees have to come down. It would be less cost to the developer to just leave the trees alone. He would ask that a ten-foot fence be put up just beyond the retention pond as a safety precaution against any kids jumping in or getting curious. Green noted that there would not be water in this basin except during large rainfall events. The bottom of the basin would be flat and have native plants that upon maturity would be three to four feet tall. That would provide an extra layer of native screening.

Grace Maskell asked if the tree replacement is a one to one replacement or is it exceeding the amount that is out there now. Green answered that it is exceeding in both quantity and quality. Everything there is overgrown and competing for sunlight and oxygen. This current proposed landscape buffer not only meets the City Code but is double the amount of required screening from a City Code standpoint.

Rackow read public comments on the chat feature of Zoom. Molly Cox stated nice job to the engineer. Cheryl Mueller asked is there any way to increase the berm to ten feet because the berm will settle, Margaret asked a follow-up question what is the timeline for construction? Cheryl Mueller followed up with how about a fence with the trees? Green stated the staggered row of double pine trees would act like a living fence. It would provide beneficial coverage. If weather permits they plan on breaking ground this year. Other questions provided on chat were 'can larger trees be planted?' and 'what is the timeline for planting these trees?' Green answered planting is weather dependent but no later than the spring season or first quarter of 2022. The trees that we are planting are two feet higher than the City ordinance.

Motion: To recommend City Council approval of the overall Landscape Plan including what is attached to the memo dated September 8th for Avenue Marketplace

Maker: LaLonde

Second: Joseph

Roll Call Vote: **Aye:** LaLonde, Harms, Joseph, Gosselin, Moore, Peterson

Nay: None

6-0 Vote, 0 Absent, Motion carried.

7. Matters from the Public (for items not on the agenda)

There were no matters from the public for items not on the agenda.

8. Other Business

There was no other business discussed.

9. Adjournment

There being no other business to discuss, Chair Gosselin asked for a motion to adjourn the Plan Commission. Peterson moved to adjourn the meeting, Harms seconded. All were in favor. The meeting was adjourned at 10:30pm.

Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary

Zoom Meeting Chat Transcript

00:15:45 Margaret Palczysnki: This is Margaret Palczysnki
00:17:24 Margaret Palczysnki: Will this provide privacy for my backyard? If not am I allowed to put up a fence? I am very concerned about safety and privacy as I have 2 high school girls.
00:20:08 Molly Cox: Nice job to the engineer!
00:20:36 Cheryl Mueller: Any way to increase the berm to 10 feet. Because the berm will settle
00:20:48 Margaret Palczysnki: What is the timeline for building?
00:20:52 Margaret Palczysnki: 209 Mill St.
00:22:02 Margaret Palczysnki: Can people just walk into my backyard
00:22:18 Margaret Palczysnki: But it can happen
00:30:04 Cheryl Mueller: How about a fence with the trees?
00:34:43 Grace Maskell: One more question, can taller trees be planted?
00:35:01 Margaret Palczysnki: What is the timeline for planting these trees?
00:55:25 Marie Sanderson: I am in Heritage Ridge. My home faces what appears the rear of the houses in the new subdivision. I am concerned about facing the back of the home in front of me. What kind of barrier will be between the subdivision and my town home community?
01:03:06 Nora Jones Bailey: I have the same concern as Marie Sanderson and the reduction of the easement from 30 to 25 ft
01:03:50 Norman Ballack: I am having video issues. id like to exit and rejoin
01:04:54 Ursula Mahan: There will be an increase IN TRAFFIC along Wolcott and Trentt Ln.
01:05:19 Ronald Hein: Is the bridge over the wetlands extending Branson Drive considered mandatory in the view of the city?
01:06:31 Ursula Mahan: Will there be a Stoplight or Stop sign at the intersection of Deerpath and McKee?
01:06:32 Gayle Splain: What is the beginning price point of these homes?
01:16:44 Mallory Hartnett: Excited for this possible opportunity! If approved, when do you expect the first homes to be built?
01:22:01 Marie Sanderson: Are there any elevations showing the back of the homes?
01:35:33 Cynthia Kieckhefer: Does the Branson bridge have to be completed before construction of homes is started? If not, who pays for the bridge if Pulte decides not to for some reason?
01:36:36 Sharlene Dattolo: When is the expected completion time of this subdivision?
01:38:59 Steven Bork: Where will construction traffic occur? Via which subdivision access points?
01:43:00 Don Kreienbrink: Open skyline to help traffic
01:51:12 Cynthia Kieckhefer: follow up: so if some issue prevents pulse going forward with the bridge, we wind up with a partially built subdivision? taxpayers pay for bridge?
01:57:59 Molly Cox: What is the range of square footage for these homes (my apologies if this question was already asked)?