

Minutes of the Planning and Zoning Commission meeting held on May 11, 2006.

Meeting called to order by Chairman Daryl Buffington at 7 pm. Present were members Linda Mullanack and Steve Thornton. Also present were City Attorney Bill McCullough and City Clerk Bill Bowers.

Chapel Hill Preliminary Plat

Motion by Mullanack to remove the Chapel Hill Plat from the table. Seconded by Thornton and carried unanimously.

Mullanack questioned Jason Harder, the developer for the project, about the traffic on the Road. Harder reviewed the letter from Larry R. Mattusch, P.E., and the Scott County Engineer, who stated that Chapel Hill Road could handle the increased traffic at the posted speed limit.

Harder was asked by members of the audience to review the meeting he had with Councilmember Judy Hammons.

Harder also addressed the School Bus concerns. First Student Bus Company, who provides local bus service, stated that if the subdivision allows the driver to enter the subdivision, they do. If they cannot turn around in the subdivision, they will back up but they do not prefer to drive this way.

The Commission discussed the layout, roads, site lines, and other issues related to the plat.

Motion by Mullanack to recommend to Council approval of the Chapel Hill Preliminary Plat subject to:

1. Council reviews with Scott County the Chapel Hill Road maintenance during construction and who would have responsibility for damage caused during construction.
2. The plat should include wooded areas, houses, barns and preservable trees of one-foot or more in diameter.
3. The plat should show the location and results of soil percolation tests
4. The developer should provide a draft of the protective covenants to the city for its review.
5. The plat must contain a notation that a second entrance will be created at one of the three cul-de-sacs when available.

Seconded by Buffington.

A Roll Call vote was requested. Mullanack – Yes. Thornton – Yes. Buffington – Yes. Motion carries unanimously.

- Motion by Mullanack to adjourn at 8:20 pm. Seconded by Buffington and carried unanimously.

William Bowers
City Clerk