



**MINUTES OF  
THE PLANNING AND ZONING COMMISSION  
March 14, 2012**

**I.** Jeff Labar called the meeting to order at 7:02 p.m. In attendance were Nancy Feuerle, Randy Getman, Eleanor Nelson, Megan Reiser, and Tim Stafford, Commission Members. Bill Watson, Planning and Zoning Administrator, and Kathy Johnson, Planning and Zoning Secretary. Absent was Marilyn Van Wagner, Commission Member.

**II.** **Approval of the February 8, 2012 Planning and Zoning meeting.**

**MOTION:** Ms. Feuerle moved to approve the minutes of the February 8, 2012 Planning and Zoning Commission meeting as written. Seconded by Mr. Stafford, all in favor.

**III.** **Consider Final Approval of Condo Plats for Unit J in Richfield Station Critical Area Section.**

**MOTION:** Mr. Stafford moved to approve Chairman LaBar to sign the final condo plats for Unit J in Richfield Station Critical Area Section. Seconded by Ms. Reiser, all in favor.

**IV.** **Review revisions to approve Preliminary Plan – Part of Block S – Richfield Station. The developer has proposed 2 revisions to this plan:**

- a. The area marked #1 is to delete one townhouse in Unit G (Northeast side of Clearspring Drive). This is due to re-grading the parking lot to allow for gravity sewer in Clearspring Drive. The sewer would then flow from Clear Spring Drive to Sansbury to the Valley View Drive Pump Station. One parking space is deleted, leaving that area with 1 space over that originally approved.
- b. The second (marked #2) is to create an area for an additional pump station at the west end of Crest View Lane. One townhouse has been deleted from Unit S to accommodate the pump station. Unit Q has been modified to add the townhouse from Unit S. The Fire Lane (east of Unit S) was converted to a parking area. In this area, there were originally proposed to be 14 parking spaces plus 1 handicapped space. The revision proposes 15 parking spaces, 1 handicap space and 1 driveway

space. This puts this area in net of 2 spaces over the original plan.

c. Overall the tally of units and parking now stands at:

Units	#	Parking
Conventional	79	204 Spaces 9 H/C Spaces)
Garage T/H	11	11 Driveways
TOTALS	90	215

Required parking – 90\* 2=180, required H/C @1/25 spaces -8.6 use 9

**MOTION:** Mr. Stafford motioned to approve with the exception of the following requirements: Paul Woodburn, the Town Engineer, will approve the Pump Station and grinder pumps. Town requires back-up systems for all grinder pumps and the grinder pumps are maintained by the property owners'. The Pump Station will be required to be shielded by a fence and carbon filters for odor control. Seconded by Ms. Reiser, Commission members Ms. Nelson, Ms. Feuerle, ayes, Mr. Getman, nay. Motion passed.

**V. PUBLIC COMMENT:**

1. Gary Coldsmith, Elm Lane – Suggested we review our existing requirements for parking space, not adequate even though Builder has met the conditions. Pump Station, has concerns for the over-all costs for all citizens.
2. Jeff Krahling, Ina Chase – Ownership of Pump Station, should be clear who is responsible once sub-division is completed.
3. Bruce Cropf, 7603 B Street - Very concerned about the permit that has been approved for 7605 B Street. He would like someone to review this approval; he has much concern for the safety of his property.

There being no further business, the meeting adjourned at 7:55 p.m. on a motion by Ms. Nelson, seconded by Mr. Stafford, all in favor.

Submitted by,

  
Kathy Johnson, Secretary  
Planning & Zoning Commission