



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

- I. Jeff LaBar called the meeting to order at 7:10 p.m. In attendance were, Nancy Feuerle, Megan Reiser, Randy Getman, Tim Stafford, Commission Members. Chris Jakubiak, Planning and Zoning Administrator, Fran Addicott, Secretary and Kathy Johnson, Assistant Secretary Planning and Zoning. Absent was Eleanor Nelson, Commission Member.
- II. **Approval of the September 12th, 2012 minutes of the Planning and Zoning meeting:**

MOTION: Mr. Getman moved to approve the minutes of the September 12th, 2012 Planning and Zoning Commission minutes as written. Seconded by Mr. Stafford, all in favor.

Chairman LaBar introduced Mr. Dave Coull our new Commission Member.

- III. **Final Plat: The Heritage (Block Q Richfield Station Streamwalk Way Extended) and (Block S Condominium Plat)**

Mr. Jakubiak introduced Mike Roepcke Developer for Richfield Station and for "The Heritage" project to discuss the final plats, addressing of previous comments, his obtaining the prior approval of the preliminary plat and to indicate the administrative decision by the Planning Commission. Mr. Roepcke made a brief presentation on the 74 lots and the approved preliminary plans. Storm water management plans, mass grading sediment control plans are approved for all 74 lots. The Corp of Engineers has re-approved the wetlands that were from 2002 to 2010. He's taken care of the Forest Conservation.

MOTION: Mr. Stafford made a motion to approve the final section of "The Heritage" subdivision. Ms. Reiser seconded, all in favor.

Richfield Station Block Q Streamwalk Way Extended:

Due to the fact that it was not on the Planning and Zoning Agenda, Ms. Reiser requested it be discussed next month. Her neighbors would like to be present when this is discussed. Chairman LaBar apologized to Mr. Roepcke for having this come up.

Richfield Station Block S Richfield Station Condominium Plat:

Mr. Jakubiak concluded that this was for information only, this does not need official approval. Mr. Jakubiak asked if the Planning Commission would like an overview of Richfield Station from start to finish. Chairman LaBar recommended a work session to be held in January to review the entire project.

IV. Ongoing discussion of Possible Zoning Text Amendments:

In review of 7605 B St. Mr. Jakubiak presented pictures of the property and discussed the importance of the correct procedure of the redevelopment of non-conforming lots. Buffer requirements for waterfront lots, 30 percent open space and steep slopes, existing small lots exempt from zoning standards were discussed also.

Chairman LaBar suggested we meet next month to discuss updates to the Critical Area Regulations, Administrative Adjustments and Site Plan Review and Approval. Mr. Jakubiak will forward the finished copies of Administrative Adjustments and Site Plan Approval to the Planning Commission via email for their review. The Planning Commission can propose recommendations to the Town Council.

V. Public Comment:

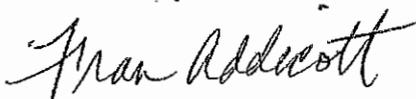
Charlotte Allison of 8232 Bayside Rd.

Gary Coldsmith of 8200 Elm Lane

Jeffrey Krahlung of 3216 Ina Chase.

There being no further business, the meeting adjourned at 8:35 p.m. on a motion by Mr. Stafford. Seconded by Ms. Feuerle, all in favor.

Submitted by,



Fran Addicott, Secretary
Planning & Zoning Commission