

City of Piney Point Village
Planning & Zoning Commission Meeting
Minutes for
October 27th, 2011

Members Present: Vincent Marino-Chairman, Bill Burney, Diane Wege and Sue Curtis.

Members Absent: Benard Branca and Charles Peterman.

City Staff: Annette Arriaga, David Olson w/ Olson & Olson & John Peterson/Claunch & Miller-HDR.

Guests: Julie Edwards w/ Probstfeld & Associates, Jeff Gaston w/ Prosign Custom Builders, Jeff Jorgensen w/ Landmark Development, Marian K. Motamedi, Don Jones, John Finger, Gene Werlin, Tracey Youngblood w/ Brown & Gay Engineering Inc;

I) **Call to order:** 7:06 P.M.

II.) **Meeting Minutes:**

Meeting minutes tabled.

- 1.) **Public Hearing/Final Plat of Motamedi Estate/411 Piney Point Road:** A public hearing was conducted and no public comments were received by the Commission.
- 2.) **Final Plat Approval/Discussion of the Final Plat of Motamedi Estate/411 Piney Point Road:** A public hearing was conducted and no public comments were received by the Commission. Staff has no objections and recommends approval. Vincent Marino entertained a motion to approve the plat. Motion made first by Bernard Branca and second by Diane Wege. Final plat approved.
- 3.) **Public Hearing/Preliminary Plat of 220 Merrie Way Lane:** A public hearing was conducted and no public comments were received by the Commission.
- 4.) **Preliminary Plat Approval/Discussion of Preliminary Plat of 220 Merrie Way Lane:** Discussion of the preliminary plat of 220 Merrie Way Lane. John Peterson discussed briefly about the fence post location as it relates to the property corner post as a form of identifying the property point of reference. Staff has no objections and recommends approval. Vincent Marino entertained a motion to approve the preliminary plat. Motion made first by Diane Wedge an second by Sue Curtis. Preliminary plat approved.
- 5.) **Public Hearing/The Kinkaid School/Preliminary Plat/201 Kinkaid School Drive:** Gene Werlin spoke on behalf of the Kinkaid School. Don Jones asked about the Milby property as it relates to the ravine and if the Kinkaid School would have to maintain the existing drainage. John Finger asked about how the platting might effect the existing boundary building lines and if the building boundary lines would remain in effect as an official property record. He indicated that the Stillforest Association is still negotiating a private agreement with the Kinkaid School. Also, he asked about the future use and limitations of the property as it related to the actual use of the property.

- 6.) **Preliminary Plat Approval/The Kinkaid School/Discussion of Preliminary Plat/201 Kinkaid School Drive:** John Peterson spoke concerning the drainage as it relates to the Milby property. David Olson talked about the future agreements and easements as it relates to future plats. Gene Werlin discussed that he would like to not have to plat every time the school made an improvement to the property. That they would apply for a specific use permit but platting every single time would be very expensive. David Olson discussed that they would have to replat when they cease to use the property, change owners, or sell the property. David Olson also indicated that after all of the proposed development has been completed then the Kinkaid School would also have to re plat. However, any improvements would still require a separate specific use permit. Staff has no objections and recommends approval.

Vincent Marino motioned, that if the Kinkaid School wanted to submit a separate easement agreement that the commission would review it in connection with the next version of the final plat. Bill Burney motioned first to approve and second by Diane Wege.

Vincent Marino entertained a motion to approve the preliminary plat subject to the following corrections: 1.) The joiner of the life tenant, as owner. The resident, Mrs. Milby needs to join in as the owner, not just the one owner shown as the Kinkaid School. 2.) The correction of the names of the owners of the property. Must list the exact names. 3.) The acreage need to be consistent. Must change the acreage to 64.57 acres, in all places that it is incorrect. 4.) That the Commission reviews and approves the platting agreement. 5.) In addition, a notation on the final plat, in a format that is satisfactory to the Commission referencing the platting agreement. 6.) The existence of the drainage easement be shown in the Northern portion of the property and a reference to a separate instrument recorded prior to or with the final plat that is equivalent to the drainage easement of 30 feet wide. 7.) Must have a reference to that instrument on the final plat. 8.) The Commission must approve that separate easement agreement. 9.) The plat must meet all of the requirements of the City of Piney Point Ordinances and all State Laws. Bill Burney motioned first to approve. Diane Wege seconded the motion. Preliminary plat approved.

- 7.) **Adjournment:** Motion to adjourn at 8:15 P.M. Motion first by Bill Burney and second by Sue Curtis. Motion passed.

Date Approved: January 26th, 2012

Chair Vincent Marino

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(Required Signature)

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