

City of New Plymouth
Planning and Zoning Commission
REGULAR MEETING
Immediately Following Public Hearing
28 April 2014

The New Plymouth Planning and Zoning Commission held their regular meeting at the New Plymouth City Hall on 28th of April 2014 at 8:24 pm. Roll call was taken. Chairman Tegethoff was present as well as commission members King, La Crone, Allen, and Balcer in attendance. Staff members Danielle Painter, secretary of the commission, Beau Ziemer, Public Works Superintendent, and Andy Gerhke, City Engineer were also in attendance.

Guests included were Sherry Maillard, Jan Pedraza, Richard & Jeanette Hallam, Mitchell Painton, Adam Lyman, Blaine Cornell, Doug & Kerry White, Connor White, Jon Rummel, Cameron White, Jim White, Joey Joyce, Dale Williamson, Richard Postlethwait, Kailey & Dave White, Time Baker, and Damion Jordan.

Commissioner Balcer motioned to approve the agenda. The motion was seconded by Commissioner King. The voting was unanimous in favor of the motion.

Damion Jordan, 200 E Blvd – Re-Plat Request

There was discussion among Beau Ziemer, Public Works Superintendent, and Commissioner Tegethoff regarding the side road. The City will be responsible for the road to prevent another East McKinley. The property owner has agreed to give the city 20ft on the side where the road is. **Commissioner Balcer motioned to give the City Council a favorable recommendation. The motion was seconded by Commissioner Allen. The voting was unanimous in favor of the motion.**

Firkins Development Co., LLC. – Preliminary Plat for Pleasant Loop Subdivision

Commissioner Balcer stated that she has some issues with construction in that area. She doesn't believe that it can handle 54 homes in that area even with 2 entrances and exits. She states she personally would not recommend this to City Council.

Commissioner Allen's concern is the street parking along Pleasant. The existing E. McKinley with how narrow it is, her concern is how to make it wide enough for the traffic going in and out on that street. She is not opposed to the development, though however she is concerned.

Commissioner LaCrone is for it, however she agrees with Commissioner Allen. Commissioner King is for the subdivision and stated you cannot stop progress in the city. We have to have housing. Commissioner Balcer stated she is not against a subdivision, just the location.

Commissioner Tegethoff asked what if the subdivision was less homes. Commissioner Balcer stated she would not have a problem if it was ½ the size. The commission continued to discuss how the school can help make it easier for the children crossing the street as well as the benefits of having the subdivision. Commissioner Allen asked with the concerns they heard tonight in the public hearing, are they issues that can be resolved later in the development agreement and/or with the Home Owner's Association? The commission couldn't figure out the answer to that at this time.

Commissioner King motioned to give a favorable recommendation to City Council. Commissioner Allen seconded the motion. Commissioner Balcer opposed the motion. Motion passed with majority vote.

Variance 1. Allow an offset in the alignment of E. McKinley Street. Commissioner Allen motioned to give a favorable recommendation to City Council. Commissioner LaCrone seconded the motion. The voting was unanimous in favor of the motion.

Variance 2. Waive the City's Transportation Plan requirement for a local street extension of Pleasant Street to the east towards Highway 30. Commissioner Allen motioned to give a favorable recommendation to City Council. Commissioner King seconded the motion. The voting was unanimous in favor of the motion.

Variance 3. Allow a variance to the City's minimum street right-of-way width and street improvements width requirements on the E. McKinley street entrance. Also allow no sidewalks on this portion of E. McKinley. Commissioner Allen motioned to give a favorable recommendation to City Council. Commissioner King seconded the motion. The voting was unanimous in favor of the motion.

Variance 4. Allow a variance to the City's requirement or request for half-street right-of-way of at least 30 feet on the north boundary of the subdivision to access the southern portions of the lots in adjacent Block 10. Commissioner Allen motioned to give a favorable recommendation to City Council. Commissioner Balcer seconded the motion. The voting was unanimous in favor of the motion.

Variance 5. Waive the requirement for an inside curve radius on the street, S. Pleasant Avenue and allow the 30-ft radius to be met with the street striping in the location. Commissioner Balcer motioned to give a favorable recommendation to City Council. Commissioner LaCrone seconded the motion. The voting was unanimous in favor of the motion.

Variance 6. Allow a variance to the City's minimum street width requirements and cul-de-sac right-of-way and pavement widths. Commissioner Balcer motioned to deny this request. Motion dies for lack of a seconded. Commissioner LaCrone motioned to give a favorable recommendation to City Council. Commissioner King seconded the motion. Commissioner Balcer opposed the motion. Motion passed by majority vote.

Public Works Recommendations

Recommend a motion for a conditional approval subject to dedicating to the City and recording the necessary right-of-way or right-of-way plus permanent utility easement for this entrance. Commissioner Balcer motioned to give a favorable recommendation to City Council. Commissioner Allen seconded the motion. The voting was unanimous in favor of the motion.

Recommend a motion that E. McKinley is closed to all except construction traffic pertaining to

pleasant loop subdivision until curb, gutter, and is paved to city standards at the expense of Firkins Development. **Commissioner Balcer motioned to give a favorable recommendation to the City Council. Commissioner Allen seconded the motion. The voting was unanimous in favor of the motion.**

Recommend motion that all fees are paid to the City prior to a favorable recommendation from the Commission to the City Council. **Commissioner Balcer motioned to give a favorable recommendation to City Council. Commissioner Allen seconded the motion. The voting was unanimous in favor of the motion.**

Commissioner Balcer motioned to adjourn the regular meeting, seconded by Commissioner La Crone. The voting was unanimous in favor of the motion.

The regular meeting adjourned at 9:13 pm.

Rod Tegethoff, Chairman

Danielle Painter, Secretary