

PLANNING AND ZONING COMMISSION  
MONDAY, OCTOBER 10, 2016  
6:00 PM AT THE CITY HALL  
680 Byron Main Court NE

1. CALL MEETING TO ORDER – Chair Fiegel called the meeting of the Byron Planning Commission to order at 6:02PM Monday, October 10, 2016 at Byron City Hall.

Members Present: Gary Fiegel, Paul Gregor and Steven Cook, Bruce Putzier, Ryan Rousseau.

Also Present: Brandon Theobald, Daryl Glassmaker, Brenda DeCook, Larry O’Neill, David Martin, Council Member Scott Johnson, City Engineer Bill Angerman, Janna Monosmith, Planning Coordinator.

2. APPROVE AGENDA – Motion made by Member Putzier, second by Member Cook to approve the agenda as written. Motion carried unanimously.
3. CONSENT AGENDA
  - a. P&Z Minutes from August 8, 2016 – Motion made by Member Cook, second by Member Rousseau to approve the minutes as written. Motion carried unanimously.
  - b. P & Z Minutes from September 12, 2016 - Motion made by Member Cook, second by Member Gregor to approve the minutes with corrections. Motion carried unanimously.
4. PUBLIC COMMENTS –  
Chair Fiegel called three times for public comments.
5. COMMUNICATIONS, REPORTS AND PETITIONS
  - a. Monthly Budget
  - b. City Council Minutes August 23, 2016
  - c. City Council Minutes September 13, 2016
  - d. City Administrator Newsletter - September
6. PUBLIC HEARING - Motion made by Member Cook, second by Member Gregor to open the public hearings. Motion carried unanimously.

- a. Ordinance 16-04 P & Z - David Martin stated that the request is to zone the townhomes to R-2 Medium Density Residential to allow for a higher density.

Monosmith mentioned that staff is recommending to rezone the remaining area that was annexed earlier this year as R-1 - Low Density Residential. This would eliminate the temporary zoning of R-1.

Motion made by Member Gregor, second by Member Putzier to close the public

hearing. Motion carried unanimously.

Motion made by Member Cook, second by Member Rousseau to recommend to the City Council to approve the rezone are presented. Motion carried unanimously.

b. City Ordinance Chapter 91 Trees - Members discussed the proposed revisions and made suggestions.

7. GENERAL BUSINESS:

8. UNFINISHED BUSINESS -

9. NEW BUSINESS -

a. Country Ridge View Estates - Bill Angerman went over his review letter for the subdivision. Angerman noted that some homes will not be able to have a gravity fed subdrain. The developer is still working out details regarding the drainage easement across the Schultz property. Motion made by Member Putzier, second by Member Cook to recommend to the City Council to approve the Country Ridge View Estates final plat with the requirement that the development agreement is executed, all fees and deposits are paid and all required documents are submitted. Motion carried unanimously.

b. East Village- Angerman went over his review letter for the subdivision. Angerman noted that the developers for the East Village is constructed a permanent pond for this and future phases. Motion made by Member Gregor, second by Member Cook to recommend to the City Council to approve The East Village final plat with the requirement that the development agreement is executed, all fees and deposits are paid and all required documents are submitted. Motion carried unanimously.

10. ADJOURN – Motion made by Member Cook, second by Member Rousseau to adjourn the meeting at 6:44 p.m. Motion carried unanimously.