

AGENDA
PLANNING AND ZONING COMMISSION
MONDAY, APRIL 13, 2015
6:00 PM AT THE CITY HALL
680 Byron Main Court NE

1. CALL MEETING TO ORDER – Chair Gregor called the meeting of the Byron Planning Commission to order at 6:01 p.m. on Monday, April 13, 2015 at Byron City Hall.

Members Present: Bruce Putzier, Gary Fiegel, and Steven Cook.

Also Present: Brede Postier, Brandon Theobald, Tom Meyer, Brenda DeCook, Todd Satre, Dawn Krueger, Kerry Krueger, Pat Mason, Jon Dockter, Council Member Scott Johnson, Janna Monosmith Planning Coordinator.

2. APPROVE AGENDA – Monosmith stated that the board applicant would not be able to attend the meeting, removing that item from the agenda. Motion made by Member Fiegel, second by Member Cook to approve the agenda with the change. Motion carried unanimously.
3. CONSENT AGENDA
 - a. P&Z Minutes from March 9, 2015 – Motion made by Member Fiegel second by Member Cook to approve the minutes as written. Motion carried unanimously.
4. PUBLIC COMMENTS – Chair Gregor asked three times for public comments with no response.
5. COMMUNICATIONS, REPORTS AND PETITIONS
 - a. Monthly Budget-
 - b. City Council Minutes February 24, 2015-
 - c. City Council Workshop March 10, 2015
 - d. City Administrator Newsletter - March 2015
6. PUBLIC HEARING – 6:05PM
 - a. Res 15-03 P & Z - Somerby Golf Community Block 10, Lots 1 & 2 - Monosmith explained that Somerby had combined 2 lots into 1 large lot. There was an existing drainage easement between the two lots that must now be vacated to make the lot more useable.

Dawn Krueger stated that she was concerned regarding flooding on 4th Ave NE. She would like to ensure that there is not additional strain placed on the stormwater ponds.

Tom Meyer - Stated that there is an existing berm between Somerby and their

subdivision that they would like to ensure remains.

Todd Satre- Would like to ensure that a water problem is not created for his lot.

Pat Mason stated that Somerby has no intention to remove the berm. Mason also stated that legally Somerby is not able to create a water issue for another property owner by diverting water to their lot. The water from the lot will continue to drain to the street like it currently does.

Members discussed that the one lot should have less impervious coverage than two lots with two homes and therefore should not create more run off than what was originally planned for the area.

Motion made by Member Cook, second by Chair Gregor to close the public hearing. Motion carried unanimously.

Motion made by Member Cook, second by Member Fiegel to recommend to the City Council to approve the easement with the City Engineer approval of a grading plan and that the berm between the properties is to remain. Motion carried unanimously.

- b. Ordinance 152.088 Parking Requirements
- c. Ordinance 152.103 Fences, Walls and Hedges -

Motion made by Chair Gregor, second by Member Cook to close the two remaining public hearings. Motion carried unanimously.

Motion made by Member Cook, second by Chair Gregor to recommend to the City Council to approve Ordinance 152.088 Parking Requirements and Ordinance 152.103 Fences, Walls and Hedges. Motion carried unanimously.

7. GENERAL BUSINESS:

8. UNFINISHED BUSINESS -

9. NEW BUSINESS -

- a. Byron Towne Square Plat - Monosmith explained that the plat needs to be completed for the dedication roadway for 4th Street NE. Motion made by Member Fiegel, second by Chair Gregor to recommend to the City Council to approve the Byron Towne Square 4th Street plat. Motion carried unanimously.
- b. Byron Towne Village Concept Plan - Brandon Thoebald, engineers for Jessup, Bryce and Brenda DeCook was present to discuss the revisions to the concept plan for Byron Towne Village. The street alignment is changing to accommodate the sewer line. Motion made by Chair Gregor, second by Member Cook to recommend to the City Council to approve the Byron Towne

Village Concept plan

c. Board Applicant - Tabled until May.

10. ADJOURN – Motion made by Member Cook second by Chair Gregor to adjourn the meeting at 6:41 p.m. Motion carried unanimously.