

PLANNING AND ZONING COMMISSION
MONDAY, SEPTEMBER 12, 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 6:05PM Monday, September 12, 2016 at Byron City Hall.

Members Present: Gary Fiegel, Paul Gregor and Steven Cook.

Also Present: Aaron Fossum, Maggie Fossum, Brandon Theobald, Adam DeCook, Charley Martinson, Carrie Martinson, Daryl Glassmaker, Shannon Stroeing, Dennis Blank, Amy Hoerle, Council Member Scott Johnson, City Engineer Bill Angerman, Janna Monosmith, Planning Coordinator.

2. APPROVE AGENDA – Motion made by Member Gregor, second by Member Cook to approve the agenda with the addition of Papplewick under Unfinished Business. Motion carried unanimously.
3. CONSENT AGENDA
 - a. P&Z Minutes from August 8, 2016 – Correction made in reference to County Road 5. The item will be tabled due to lack of members that attended the August 8 meeting.
4. PUBLIC COMMENTS –
Chair Fiegel called three times for public comments.
5. COMMUNICATIONS, REPORTS AND PETITIONS
 - a. Monthly Budget
 - b. City Council Minutes July 26, 2016
 - c. City Council Minutes August 10, 2016
6. PUBLIC HEARING - Motion made by Member Cook, second by Member Gregor to open the public hearings. Motion carried unanimously.
 - a. RES 16 -14 P & Z - Metes & Bounds Lot Split - Byron Towne Village 3rd
The developer of these lots is proposing to adjust the lot lines and provide for more useable backyards.

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

Motion made by Member Cook, second by Member Gregor to recommend to the City Council to approve the Metes & Bounds lot split. Motion carried unanimously.
 - b. East Village Preliminary Plat - Angerman discussed the platting process

and his review letter.

Resident Shannon Stroeing asked whether a park is being proposed for the area as the closest park is at the school. Angerman discussed the BCRC (Byron Community Recreational Complex), which is part of the Byron Towne Village area and the intent of a playset at this location in the future.

Charley Martinson questioned the price point for the lots.

Adam DeCook stated that as developers the goal is to provide different housing options that currently not available in Byron with different price ranges. It is estimated that the single family lots will be around \$60,000.

Martinson questioned timeline for development. DeCook that the timeline has not been completely determined yet. Ideally this fall, but that is an aggressive timeline.

DeCook explained the townhomes are being proposed with tuck under garages to best utilize the steep area of the development.

DeCook stated that they would like to make the stormwater pond a neighborhood amenity.

Amy Hoerle questioned another traffic outlet besides 15th Avenue NE. Traffic flow as discussed including the connection of 4th Street NE to 10th Avenue NE as well as the proposed eventual connection of 4th Street NE to County Road 3 NE.

Maggie Fossum stated that she is concerned about a decrease in home values. Angerman stated that a decrease in home values is not anticipated and that home values will more than likely be similar to what is already in the neighborhood.

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

Motion made by Member Gregor, second by Member Cook to recommend to the City Council to approve the East Village Preliminary Plat with the conditions that duplexes placed on the proposed lots will not be able to divided later, NE added to street designations, developer must install cluster box units per the USPS. Motion carried unanimously.

7. GENERAL BUSINESS:

8. UNFINISHED BUSINESS -

9. NEW BUSINESS -

a. Papplewick - Monosmith explained that the plat request has been withdrawn.

10. ADJOURN – Motion made by Member Cook, second by Member Gregor to adjourn the meeting at 7:00 p.m. Motion carried unanimously.