

Rochester Township Planning & Zoning Commission

Commission Chairman: Mike Herman
Commission Members: Brian Zmolek
Jamie Neisen
Norm Olson
Brad Lewis (secretary)
Arthur Handelman (alt)

Minutes of the October 6, 2020 Planning & Zoning Commission Meeting

Commission members attending: Brian Zmolek, Mike Herman, Jamie Neisen, Norm Olson, Brad Lewis, *Art Handelman*

Guests: Mayowood Estates: Ed Clark, Bill Tointon, Chris Barber
CUP-17-02: Mark Hanson, Ryan Ruskell

TCPA staff: Roger Ihrke and David Meir

The meeting was called to order at 7:01pm.

The Minutes from July 9, 2020, were reviewed and approved.

A Public Hearing was held to consider an application for the final plat known as Mayowood Estates consisting of 24 single family lots on 89.24 acres.

Presentation and Discussion:

Mr. Ihrke presented staff report on final plat of Mayowood Estates.

~~Wes Petersen~~

Key points from the presentation and comments:

- 1st phase consists of 90 acres, 24 lots, 5 community wells and individual septic and is laid out as outlined in the approved preliminary plat. Lot sizes range from 2 plus acres to 6 acres. All requirements for a final plat were addressed satisfactorily. Necessary Township variances for lot size and shape were noted.
 - Mr. Neisen questioned storm water facilities and these were clarified by Chris Barber from WSB.
 - Several commission members asked for clarification of number of lots and this was discussed at length. Mr. Clark and Mr. Ihrke explained the rationale for the initial plat request for 48 lots and why 66 is a potential future phase request pending completion of the EAW.
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- Road definition in the Developers agreement was also discussed. Mr. Neisen pointed out that Glenwood road does not meet the township ordinance requirements for a collector road. It was proposed by Mr. Handelman that the roads should not be defined as collector or local but the specifications should be noted.
- Mr. Niesen questioned the feasibility of eliminating the small northern connection of Mayowood Estate Circle to Glenwood RD. Mr. Clark did not agree with that proposal and felt maintaining that connectivity was important. Mr. Ihrke pointed out that a change such as this from an approved preliminary plat would be a departure from usual practice and would require a new preliminary plat.

The public hearing was open for comment.

Melissa Neisen asked for clarification about how or if defining development roads as collector or local would have any impact on the developer. Mr. Clark supports keeping the definitions in place.

Wes Petersen suggested we review previous minutes to aid in our recall.

- Mr. Ihrke provided background on how lot numbers were arrived at and how the EAW affected those numbers. He stated that the town board asked that Glenwood road be made as close to collector status as possible, reviewed the original recommendations of similar nature from the Planning and Zoning Commission. He also also discussed how the easements were increased to 96 feet and that Glenwood road could be improved in the future as traffic volumes and development dictate, even if some conditions for a collector road (tangents/grade) could not be met. This description is consistent with previous minutes/discussions at Town Board meetings.

- After much discussion the commission agreed that business at hand for this meeting is review and recommendation on phase 1, 24 lots is being considered for tonight. The road definition and Developers Agreements is an issue for the Town Board to clarify. Any changes to lot numbers would be addressed in an amended GDP, which would follow the normal review cycle.

With no further public statements, the Public hearing was closed.

Motion:

- Mike Herman moved to recommend to the Town Board that they approve the Mayowood Estates final plat with recommendations and variances as outlined in the staff report. Seconded by Jamie Neisen. Approved 5-0.

A public hearing was held to consider changing the legal description of a Conditional Use Permit RTCUP - 17 - 01 and the possibility of changing the permit from a conditional use permit to an interim use permit for a home based business to store materials and equipment pertinent to the owners land development business.

Presentation and Discussion:

Key points from presentation and discussion:

- Legal description of the property changed due to adjacent development. A large storage building is being used for warehousing furniture and equipment for homes.
- Since a conditional use permit runs with the property, TCPA recommends an interim use permit be issued to sunset when current owners sell or reconfigure the property. The owners were in agreement with this proposal.

The Public Hearing was opened:

