

**PLANNING COMMISSION
AUGUST 4, 2005**

Meeting called to order by Chairman Mike Lents at 6:30 p.m.

PRESENT: Chairman Mike Lents, Commissionmembers: JoAnn Potts, Art Potts, Ken Brown, Leon Blatt, City Manager Clint Holmes, and City Clerk Kelly Pavel.

ABSENT: Gary Abel, Mike Frey, Dave Blovsky.

Moved by Brown, second by Blatt, to accept the July 7, 2005 minutes as presented. Motion carried.

PUBLIC QUESTIONS & COMMENTS: None.

PERSONAL APPEARANCES: None scheduled.

OLD BUSINESS:

1. Master Plan – see below
2. Brandi Lynn Estates – no change.
3. Catholic Church Plans – no change.
4. Proposed Subdivision plans – no further questions.

PUBLIC HEARING – Master Plan Approval – Continued from July 7, 2005

No public questions regarding proposed Master Plan

PETITIONS & COMMUNICATIONS:

1. Marsh Contracting Co. – proposal to construct 10 homes at Maple Valley Estates. Five (5) homes to be constructed on Hawthorne Dr., and five (5) on Magnolia Dr. Floor plans and specifications submitted for commission review. Mr. Marsh explained his desire to keep these homes within an affordable price range, approximately \$90K, as well as review of submitted plans with commission members.

City Manager questioned Subdivision Bylaws which were presented in approximately 1999 from the owner's of Maple Valley Estates and whether these bylaws were still in existence. Mr. Marsh explained that he was under the impression, from the owner, that there are not enough occupants at this time for an association to exist within the subdivision. Chairman Lents requested that these bylaws be reviewed to assure that Marsh's housing plans are in accordance with original intentions, before approval is granted. Mr. Marsh will contact City Manager Holmes with bylaw information from Maple Valley Estates owner.

Commission member Jack Bell arrived at 6:58 p.m.

REPORTS & RECOMMENDATIONS:

Discussion on the ability to have enough commission members present for voting purposes at monthly meetings. Commission members agree that JoAnn Potts be nominated as an official member, rather than an alternate, to the City Planning Commission to replace Dave Blovsky who has been in non-attendance.

Moved by Bell, second by Brown, to change Planning Commission meeting times from 6:30 p.m. to 7:00 p.m. Motion carried.

Todd Vandewarker arrived at 7:05 p.m.

Moved by Brown, second by Blatt, to approve the proposed Master Plan. ROLL CALL VOTE: J. Potts-yes, A. Potts-yes, Bell-yes, Brown-yes, Vandewarker-yes, Blatt-yes, Lents-yes. Motion carried.

Chairman Lents closed the Public Hearing regarding Master Plan at 7:15 p.m.

Chairman Lents requested that items #1 (Master Plan) and #4 (Proposed Subdivision Questions) be removed from the agenda.

Moved by Blatt, second by Vandewarker, to adjourn at 7:25 p.m. Motion carried.

Respectfully submitted,

Kelly Pavel
City Clerk