

PLAN COMMISSION

NOVEMBER 16, 1994

Members Present: Carl Cepon, Bill Gill, Ken Hellstern, Bill Smith, Steve Kaplan, Dan Robison, and Chairman Rudny

Members Absent: None

Other Officials Present: Jon Wildenberg, Director of Building; Tracy Einspanjer, Village Planner; Barbara Swanson, Village Attorney & Butch Maiden, Planning Consultant

1. Call to order at 7:30 P.M. by Chairman Rudny.
2. Approval of the October 5, 1994 minutes.

Mr. Smith moved, seconded by Mr. Cepon, to approve the minutes from October 5, 1994.

Roll Call Vote:

Ayes: Cepon, Gill, Hellstern, Smith, Kaplan, Robison & Rudny

Nays: None

Motion Carried: 7-0

3. Final Plat: JSL Re-Subdivision

Ms. Einspanjer explained that this 3 lot final plat is located at the northeast corner of Belle Plaine and Grove Avenue. The property is zoned R-3 and contains 29,864 sq. ft. The owners have received variances to the minimum lot size, minimum lot with and rear yard setback for the existing house. The final plat is in general conformance with the Subdivision Ordinance and is recommended for approval subject to final engineering approval.

Mr. Kaplan moved; seconded by Mr. Hellstern, to approve the Final Plat for JSL Re-Subdivision subject to final engineering.

Roll Call Vote:

Ayes: Cepon, Hellstern, Gill, Smith, Kaplan, Robison & Rudny

Nays: None

Motion Carried: 7-0

4. Final Plat: Villas of Stonebrook Phase IIA

Ms. Einspanjer explained that the subject property is zoned R-5 PUD and contains approximately 15 acres. The property is located south of Grand Avenue and west of Stonebrook Drive (Bailey property). The final plat includes 4 townhome/villa buildings containing 6 units each and 4 coach home buildings containing 4 units each. A total of 40 units is included in this final plat.

Mr. Nate Wynsma, Westfield Homes, stated that there were several minor modifications to this final plat from the approved preliminary plat. These changes include:

1. The private road into the coach home area was flipped to the west side of the buildings in order to provide the buildings with rear yard views of Spruce Lake.
2. The trail that was to pass adjacent to the private road in the coach home area was eliminated due to its close proximity to the buildings.

Mr. Cepon moved, seconded by Mr. Gill, to approve the Final Plat for the Villas of Stonebrook Phase IIA.

Roll Call Vote:

Ayes: Cepen, Hellstern, Gill, Smith, Kaplan, Robison & Rudny
Nays: None
Motion Carried: 7-0

5. Public Hearing: Six Flags' petition to amend the existing Special Use Permit

See attached transcript from the court reporter Sandra K. Smith.

6. Mr. Cepen moved, seconded by Mr. Robison, to adjourn the meeting at 7:45 P.M.
Voice Vote: All Ayes

Respectfully submitted,

Tracy Einspanjer, Secretary
Plan Commission