

CITY OF SPRINGVILLE

Planning & Zoning Commission Meeting Minutes of June 23, 2015

Chairperson Pearson called the meeting of the Planning and Zoning Commission to order at 6:03 p.m. in Springville City Hall. Present on roll call: Koppenhaver, Boren, Fowler, Council Merritt, and Pearson. One seat remains vacant. Also present, Iris Trampe, Susan Cooper, Donna Noggle, and Inspector Neal Caraway.

Motion by Koppenhaver, 2nd by Fowler to approve the minutes of the April 15th and May 13th, 2015 meetings. All ayes, motion carried.

Lengthy discussion was held on the Elson Property- also in attendance for this was Corey Hodack-developer, Josh an engineer with Hall and Hall, and neighboring property owner Donna Noggle. Daryl acknowledged the new changes, Corey gave more details to these changes.

Donna asked of the setbacks on the private drive hammerhead, and wondered about just removing it. She was assured it was an adequate setback. Josh referred to the Fire Departments need for a turnaround at the end of the private drive, Daryl suggested leaving it as presented as it can always be removed. It is also a place to push snow. This is a private drive, and will be maintained by the condominium association, per Corey.

Donna asked if there was an agreement that none of the residences will be rental properties. No there is not.

Councilman Merritt would like to hear Todd's opinion if the water and sewer is currently adequate to handle this project.

Also, how will the changes to Burr Oaks be handled. The city will be responsible to update the road to reach the entrance to the new development, and then the development takes it from there.

Neal asked if this property was in the City's 5 year plan, yes it is.

Everyone looked at the map of the City's sewer system layout. Josh noted that manhole #2 is at an adequate depth, where #28 is too high.

Board would like the city's engineers, Todd's, and the Fire Departments to look at the plans.

Motion by Koppenhaver, 2nd by Fowler to recommend this copy of the Elson Edition be presented to the City Council, All Ayes, motion carried.

Neal Caraway assisted in the discussion over the writing of permits, what procedures, fees, and requirements the board and city would like to use. Neal is the Inspector for the City of Marion and also does Springville's inspections. He walked everyone through how he charges, and gave his suggestions. Several in attendance will work together to create our final forms. Council Merritt and the Clerk will get started on it.

Motion by Boren, 2nd by Fowler to recommend to the City Council a new member to the Planning and Zoning Board, Nick Besler. All Ayes, motion carried.

Open Forum- none.

Chairman adjourned the meeting at 7:14 pm.

Attest: _____
Clerk

Chairperson