

PLAN COMMISSION
February 17, 2011



Chairperson Vicki Zick called the Plan Commission meeting to order at 5:30 p.m. In attendance: David Blend, Gary Gavin and Lyle Klockow. Absent and excused: Jim Best, Steve Meloy, and Holly Schmidt. Others in attendance: Planner Sarah Pittz, Attorney James Hammes, Administrator Mark Johnsrud and Clerk-Treasurer Joan Dykstra.

Statement of Public Notice – This meeting was posted and noticed according to law.

Approve Minutes of December 2, 2010

A Klockow/Blend motion carried unanimously to approve December 2, 2010 minutes.

Personal Appearances - *None*

Resolution 14-11 Certified Survey Map – Rimmel Drive – WWGC, LLC

Zick stated previously she had represented WWGC, LLC in the transfer of land to Rainbow Hospice but is not currently retained by WWGC, LLC. Zick stated she will abstain from discussion and vote.

Planner Pittz stated she has a concern regarding the cul-de-sac. The Village ordinance discourages cul-de-sacs in Section 245-56(j) and 245-58(C) (1) and recommends the CSM be revised to connect Rimmel Drive to Waldmann Lane or Baneck Lane.

Klockow stated this development was previously approved with a cul-de-sac and if you take away additional land to extend the road the lots will be much smaller.

Blend said on page 2 of the plans it shows the cul-de-sac was temporary and was to extend. Blend asked if Kunkel Engineering's four conditions on his letter refer to the CSM or for information for a developer's agreement. Hammes stated it refers to information for the developer's agreement.

Hammes stated the second whereas in the Resolution states "Rimmel Drive will not be dedicated" should be replaced with the word "accepted". Once the CSM is recorded at the County the road is then dedicated. The cul-de-sac was to be extended at some point straight north or to Waldmann Ln. It was never intended to stay a cul-de-sac, as there might be an extension later and the Village does not want to go through the vacation process again. Lyle Wuestenberg said he does not want to spend the extra money for a road to go nowhere and does not want traffic past a proposed senior housing development for fifty-five and over. He wants to build the road this summer and complete the development.

Johnsrud said currently there is an eight inch water main to River Drive/Rimmel Drive and it extends with a ten inch water main from River Drive to the development and this is causing fire sprinkler flow problems within Rainbow Hospice, there are also water quality issues without the main looped in the system. Chief Whitham said Rainbow Hospice is currently having fire flow test problems with the ten inch main and hopefully with recalculation they will be able to pass the flow test. Johnsrud said the Water Superintendent Pete Hartz said there will be problems with the water quality if the system is not looped and he recommended a water main easement on the CSM for future looping of the system. The easement should extend to the north property line and east to Waldmann Lane for looping the system.

Wuestenbergs engineer recommended a floating easement within the developer's agreement. He said currently there are a limited number of users and the situation should improve with more users on the line. There would be a great cost to extend the service and who would pay for that.

Wuestenberg said they are extending the water to the end of the cul-de-sac and how outlet 1 is developed will determine how to go forward.

Johnsrud asked if a signed developer's agreement should coincide with the approval of the Certified Survey Map. Hammes stated we must first vacate a portion of the cul-de-sac and that takes 40 days after the vacation resolution appears before the Village Board, so there would be time.

Blend said we are dealing with two issues 1) the language on the CSM and 2) the water main issue. Hammes said yes, the second whereas in Resolution 14-11 should state "accept" the road and not dedicate it and the CSM can have a note stating "that as such time when outlet 1 is subdivided for future development the owner shall dedicate a ten foot wide easement to the North and East along a common property line to be determined by the Village".

A Blend/Klockow motion carried on a 3-0-1 vote with Zick abstaining to amend the second whereas in Resolution 14-11 instead of dedicating the extension of Rimmel Drive that "Rimmel Drive will not be accepted as a public road by the Village until construction is completed and approved by the Village Engineer".

A Blend/Gavin motion carried 3-0-1 with Zick abstaining to approve Resolution 14-11 as amended and with an amendment to the CSM that includes a note stating "including reservation of a ten foot easement to the North and East at the time Outlet 1 is further divided. The ten foot easement will be along a common property line to be determined by the Village".

Resolution 18-11 Declaring Intent to Vacate a Portion of Rimmel Drive

A Klockow/Blend motion carried unanimously to recommend the Village Board initiate the process to vacate a portion of Rimmel Drive. Resolution 18-11 will go before the Village Board on February 28th to set a public hearing to be held not less than 40 days after Resolution 18-11 is heard by the Village Board.

Upcoming Meeting – March 17, 2011 – 5:30 p.m.

Adjourn

A Blend/Gavin motion carried to adjourn at 6:07 p.m.

Joan Dykstra
Clerk – Treasurer