

Town of Leeds

Planning Commission Meeting for July 2, 2014

1. Call to order:
Elliott Sheltman, Chair called to order the regular meeting of the Planning Commission at 7:04pm on July 2, 2014, at Leeds Town Hall, 218 N Main.
2. Roll Call:

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
CHAIR: ELLIOTT SHELTMAN	<u>x</u>	<u> </u>
COMMISSION MEMBER: NORM PETERS	<u>x</u>	<u> </u>
COMMISSION MEMBER: DARRELL NELSON	<u>x</u>	<u> </u>
COMMISSION MEMBER: REED BRAITHWAITE	<u>x</u>	<u> </u>
COMMISSION MEMBER: STEVE LEWIS	<u>x</u>	<u> </u>

3. Invocation by Darrell Nelson.
4. Pledge of Allegiance by Elliott Sheltman.
5. Declaration of Abstentions or Conflicts: None.
6. Approval of Agenda:

Steve Lewis indicated on page 4 of the minutes, it states "If the driveway is over 30% grade, the fire truck will not pump water" that is incorrect and needs to be removed.

Darrell Nelson asked Rick Sant about the second egress mentioned on page 3 of the minutes, had the road by Crocker's property been looked at for a possible 2nd access. Rick Sant responded, that road really doesn't go anywhere. All those things were discussed and it was decided that where they picked was the best location for a 2nd access.

Norm Peters moved to approve tonight's agenda and meeting minutes with amendment to page 3 of June 4, 2014. 2nd by Darrell Nelson. All voted "Aye". Motion Passed.

7. Announcements: None
8. Public Hearings: None
9. Action Items:

a. Election of Chair and Chair Pro-Tem per Land Use Ordinance 2.6

1. Darrell Nelson nominated Norm Peters
2. Reed Braithwaite nominated Elliott Sheltman

Norm Peters Received 3 votes and Elliott Sheltman received 2 votes. Norm Peters is the new Chair by majority vote.

Reed Braithwaite made a motion to elect Elliott Sheltman as the Chair pro-tem. 2nd by Steve Lewis. All voted "Aye". Motion Passed.

b. Discussion and possible action on Final Plat Subdivision Application, Bulldog Ridge applicant Bick Lesser

Roger New and Mark Williamson discussed the Subdivision with Planning Commission Members.

Commission members discussed the staff report from Bob Nicholson the Town Planner which listed some conditions for the Subdivision.

Conditions are as follows;

1. Planning Commission’s recommendation regarding road improvements.
2. Evidence of water service approval
3. Fire Dept. approval of fire hydrants or other fire suppression plan
4. County Health Dept. approval for the septic tank systems
5. Drainage plan acceptable to Leeds Town
6. Approval of electric service plan by Power provider

Commission members recommended the following 2 more conditions,

7. Title Report
8. Hillside Ordinance compliance on drain field

After further discussion, Commission Members recommended the Subdivision application be rescheduled for next month’s meeting to give the applicant more time to meet the conditions. Reed Braithwaite made a motion to table the Final Plat Subdivision applications for Bulldog Ridge till next month’s meeting and all 8 conditions are met. 2nd by Darrell Nelson. All voted “Aye”. Motion Passed.

Item tabled until next month’s meeting and all 8 conditions can be met **Passed** _____ **Rejected** _____ **Tabled** **x**

c. Discussion and possible action on Sliver Pointe Estates Phase 2 final plat map, applicant Rick Sant

Rick Sant presented a new map to Commission Members and indicated there will be new stakes put up at the site to note the changes to the roads. There will be a site visit scheduled on July 23, 2014. Rick indicated he would like to table the item until next month’s meeting to give time for the site visit. Commission Members discussed further with Rick Sant.

Reed Braithwaite made a motion to table Silver Pointe Estates, Phase 2 final plat. 2nd by Darrell Nelson. All voted “Aye”. Motion Passed.

Item Tabled tell next month meeting **Passed** _____ **Rejected** _____ **Tabled** **x**

d. Discussion and possible action on a lot line adjustment for Sullivan, parcels L-44-B, L-44-C, L-43-A, L-46-A and L-46-B located at 60 E Cherry Lane

Bob Hermandson from Bush and Gudgell discussed the lot line adjustment with Commission Members.

Russ Funk the Town Engineer asked if this was the first time they have been to Planning Commission. Kristi Barker responded yes, and the Town is still waiting to receive three letters from adjacent property owners and discussed it further with Commission Members.

Reed Braithwaite made a motion to approve the lot line adjustment subject to the Town receiving the 3 letters from neighbors and subject to a public hearing if they are not received. 2nd by Darrell Nelson. All voted “Aye”. Motion Passed.

10. Discussion Items:

- a. Possible amendment to the Hillside Protection Overlay Zone
Commission Members discussed the proposed amendments to the Hillside Protection Overlay Zone. A Public Hearing will be scheduled at next month’s meeting.

11. Staff Reports:

- a. Commissioner Lewis on Tecumseh Hill rock removal at Silver Pointe Estates
Steve Lewis, at a prior meeting there was some concerns with the cleanup. He could not find anything that was not in the remediation plan or that was out of line from the Developer.

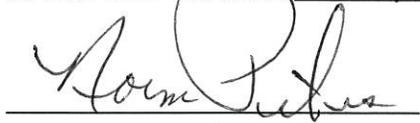
Elliott Sheltman indicated he stands corrected and asked Rick Sant if the rock was checked for radio activity. Rick Sant responded yes, the rock was tested and none was found.

2. Adjournment:

Darrel Nelson adjourned the meeting.

Time: 8:43pm

APPROVED ON THIS 6 DAY OF August 2014



Norm Peters, Chair

ATTEST:



Kristi Barker, Deputy Clerk/Recorder