

Huxley Planning and Zoning Commission

June 5, 2013 Regular Meeting

7:00 PM – Huxley Community Safe Room

1.0) CALL TO ORDER AND ROLL CALL: Chairman Bierbaum called the Meeting to order at 7:00 PM. P&Z members present:

Larry Wilson, Dave Rietz, Roger Bierbaum Gordon Mosher and Mike Schonhorst.

Absent –Leila Gardunia and James Sparks.

Others present: Justin Moore- Zoning Administrator; Jim Nervig- City Attorney; Scott Port- City Engineer

Guests present: Steve Quick- Meadow lane Investments LLC.

2.0) MOTION TO APPROVE THE MINUTES FROM THE FOLLOWING MEETINGS:

2.1) May 6, 2013 Regular Meeting – Motion by Mosher to approve the minutes of the May 6, 2013 meeting. Second by Wilson. **5 Ayes, 0-Nays.** Motion passed 5-0.

COMMISSION AGENDA ITEMS

3.0) DISCUSSION AND POSSIBLE ACTION ON RECOMENDING A PRELIMINARY PLAT SUBMITTED BY MEADOWLANE INVESTMENTS LLC FOR RESIDENTIAL DEVELOPMENT ON LAND OWNED BY MEADOWLANE INVETSMENTS LLC.

- Steve Quick, owner of Meadowlane Investments LLC stated he was submitting a preliminary plat for consideration as he plans to continue developing land he currently owns.
- Commission member Mosher asked what the size of the line going to the proposed detention pond would be. Quick stated it would probably be a 48 inch line but that couldn't be determined until the design of the retention came about later.
- Steve Quick stated he sent an email to city staff stating he would like to have the City maintain the detention pond required in the development.
- Commission member Mosher asked if there was a homeowners association planned for this development? Quick replied there is not due to the number of homes planned.
- Chairman Bierbaum asked City attorney Nervig if cities typically maintained storm retention ponds? Attorney Nervig stated generally no and that it would create a new precedent for Huxley if the City did.
- Member Schonhorst asked if there are other ponds in the community maintained by the city. Moore stated there aren't any right now and that the current retention areas are maintained by surrounding home owners or developers.
- Member Schonhorst asked about the necessity of determining the detention pond issue right now? Zoning Administrator Moore stated it did not have to be determined or recommended on at this time based on the developers immediate plans and that the Council would ultimately determine the issue.

Motion by Wilson to recommend approval of a preliminary plat submitted by Meadowlane Investment LLC to City Council. Second Schonhorst. 5 Ayes, 0-Nays. Motion Passed 5-0.

4.0) OTHER ITEMS

- Zoning Administrator Moore asked the commission if they would be agreeable to reviewing the city's PUD ordinance in July as opposed to June due to review materials not being ready at this time. Consensus was that July would be fine.
- Commission member Mosher asked if the sign ordinance could be reviewed and discussion could be had on current sign height requirements along Highway 69 sometime in the near future. Moore replied he would get it on an upcoming agenda for discussion.

5.0) ADJOURNMENT

Motion by Mosher to adjourn. Second by Wilson. Motion Passed 5-0 The Planning & Zoning Commission stood adjourned at 7:35pm.

Minutes by Mike Schonhorst
P&Z Secretary

Upcoming Meetings

- July Meeting- Monday July 15, @ 7:00pm at City Hall
- August Meeting- Monday August 19, @ 7:00pm at City Hall