MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL

CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR

FROM: KEN ONDICH – PLANNING / COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PLANNING COMMISSION SUMMARY - REQUEST FOR PRELIMINARY AND FINAL PLAT APPROVAL OF POND THIRD ADDITION, CONSISTING OF 4 LOTS ON 2.43 ACRES IN THE RL-90 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT, AS PROPOSED BY MICHAEL WEINANDT

DATE: NOVEMBER 2, 2023

Planning Commission Summary

The Planning Commission heard the above preliminary and final plat request at their September 27th meeting. The applicant, Michael Weinandt, is requesting the approval of the preliminary and final plat of Pond Third Addition, consisting of 4 lots on 2.43 acres in the RL-90 Single Family Residential Zoning District.

During the required public hearing, the applicant and four neighboring property owners providing testimony. Questions were raised about traffic, property values and water quality matters that staff were asked to research further, and the matter was tabled. At the November 1st Special Planning Commission Meeting (rescheduled from October 25th due to a lack of a quorum), the Planning Commission reviewed additional information on traffic, property values and water quality as was included in the staff report.

The Planning Commission recommended approval of the preliminary and final plat request on a 4-0 vote based on the findings listed in the staff report (and attached resolution which approves the preliminary and final plat) with the additional request that staff verify with the City Attorney that the City is unable to add conditions to the plat regarding aesthetics of the homes within the plat. Staff has confirmed with the City Attorney that such conditions would not be legal.

Staff Recommendation

Staff recommends approval of the attached resolution "…Granting Approval of the Preliminary and Final Plat of Pond Third Addition…".