

**CITY OF DUNDAS PLANNING COMMISSION
PUBLIC HEARING AND SPECIAL MEETING AGENDA
MONDAY, MARCH 8, 2021
6:30 PM – DUNDAS CITY HALL**

Present: Chair Grant Modory, Commissioners Larry Alderks, Bruce Morlan, Luke Swartwood, Luke LaCroix, Glenn Switzer

Absent: Commissioners Frances Boehning, Bruce Morlan

Staff Present: Attorney Jared Shepard, City Planner Nate Sparks, City Engineer John Powell, City Administrator Jenelle Teppen, Deputy Clerk Linda Ripka

CALL TO ORDER

Chair Modory called the Dundas Planning Commission Public Hearing and Special Meeting to order at 6:35 p.m. A quorum was present.

APPROVAL OF AGENDA

Motion by Switzer, second by Alderks, to approve the Public Hearing and Special Meeting agenda. Motion Carried Unanimously (MCU)

PUBLIC HEARING

Consider a Planned Unit Development (PUD) and Comprehensive Plan Amendment Application of Property at Lots 1-9, Block 15; Blocks 16-23; and Outlots H and I of Bridgewater Heights

Public Hearing: Chair Modory called the public hearing regarding application from Fenway Land Company on Plan Unity Development (PUD) and Comprehensive Plan Amendment of Property at Lots 1-9, Block 15, Blocks 15-12 and Outlots H and I of Bridgewater Heights to order at 6:36 p.m.

Staff Presentation: City Planner Sparks presented the applicants request explain was plotted for townhomes and proposal is to change from multi-family housing to single family housing with requests will change adjustments to streets and amendment to comprehensive plan for density change. He stated request is also for amending lots size and setbacks for more compact housing lots.

Applicant Presentation: No presentation.

Public Comment: Two emails were received: (1) C Pofahl regarding the time line for paving Highland Parkway to 115th Street, will a sidewalk be present on the east or west side of Highland Parkway. and what will be done for traffic control; (2) Bryan Rychner of 1489 Bluff Street supporting change from townhomes to single family home with request for trees on east side of Highland Parkway and along the sidewalk at the read part of each property.

Closed Public Hearing: Chair Modory closed the public hearing at 6:48 p.m.

NEW BUSINESS

Recommendation to City Council on Preliminary Plat, PUD Amendment, Comprehensive Plan Amendment and Final Plat of Property at Lots 1-9, Block 15; Blocks 16-23; and Outlots H and I of Bridgewater Heights

Motion by Alderks, second by Switzer, to recommend to Council to consider for approval Preliminary Plat, Planned Unity Development Amendment, Comprehensive Plan Amendment and Final Plat of Property at Lots 1-9, Block 15, Blocks 16-23, and Outlots Hand I of Bridgewater Heights. Discussion on tree planting with City Planning Sparks indicating can be incorporated in final plan approval. Engineer Powell stated the current agreement regarding Bridgewater Parkway to 115th Street under agreement is when all is development the City and Bridgewater Township to be part of constructing the road. **Motion by Alderks, Switzer to add planting of trees. MCU**

ADJOURN

Motion by Alderks, second by Swartwood, to adjourn the meeting at 6:58 p.m. MCU