

**CITY OF DUNDAS PLANNING COMMISSION  
REGULAR MEETING MINUTES  
THURSDAY, FEBRUARY 18, 2021  
7:00 PM – DUNDAS CITY HALL**

Present: Chair Grant Modory, Commissioners Larry Alderks, Frances Boehning, Bruce Morlan, Luke Swartwood, Luke LaCroix, Glenn Switzer  
Staff Present: Attorney Jared Shepard, City Planner Nate Sparks, City Engineer John Powell, City Administrator Jenelle Teppen

**CALL TO ORDER**

Chair Modory called the meeting to order at 7:01 p.m. A quorum was not present.

**PUBLIC FORUM/PRESENTATIONS** – Nothing brought before Commissioners

**APPROVAL OF AGENDA**

**Motion by Alderks, second Boehning, to approve agenda. Motion Carried Unanimously (MCU)**

**APPROVAL OF MINUTES**

**Motion by Alderks, second Swartwood, to approve the Minutes of September 17, 2020. MCU**

**OLD BUSINESS** - No old business was brought before the Commissioners.

**NEW BUSINESS**

Consider Bridgewater Heights Application for Bridgewater Heights – Phase 3 Planned Unit Development (PUD) Amendment Preliminary Plat

City Planner Sparks reviewed the Preliminary Plat/PUD for Bridgewater Heights Phase 3, a 34-lot single family residential subdivision. He stated the subdivision is proposed to be a replat of a portion of the Bridgewater Heights subdivision that was originally intended for townhomes; therefore, a Comprehensive Plan Amendment is required. Sparks indicated the site is zoned R-1/PUD (Single Family Residential/Planned Unit Development Overlay). He stated the original configuration approved by the City was for about 99 townhomes in this area and the applicant proposes to replace this with smaller lot for single family houses.

Sparks stated the site was platted for a variety of townhome unit types and there are drainage and utility easements on the site that would require vacation. He stated the applicant is proposing 34 single family dwelling units on lots that are generally 65' x 130'. He reported the proposed setbacks are 5' to garage and 10' to the house. He noted the bedrock is high in this area and the homes are proposed without a basement, which means the houses would be either split entry or slab on grade.

Mark Guenther, Fenway Land Development, stated there is a strong demand in the housing market for single family homes and no demand for townhomes.

Further discussion on this item to be held over for the Public Hearing on March 8, 2021.

Consider Bridgewater Heights Annexation Area Concept Plan

City Planner Sparks stated Fenway Land Company has requested review of a PUD Concept Plan for the final phase of the Bridgewater Heights Development. He noted the concept plan is revised slightly from the original approved plan. Sparks referred to the Orderly Annexation Agreement between Dundas and Bridgewater Township stating that for this area to be annexed, the previous portions of Bridgewater Heights need to have final plat approval.

The general consensus of the Planning Commission was that it appears to generally conform with the original plan with respect to single and multi-family development.

**ADJOURN**

**Motion by Modory, second by LaCroix to adjourn the meeting at 8:03 p.m. MCU**