

**CITY OF DUNDAS PLANNING COMMISSION
PUBLIC HEARING AND SPECIAL MEETING MINUTES
TUESDAY, MAY 31, 2022
6:30 PM – DUNDAS CITY HALL**

Present: Chair Grant Modory, Commissioners Larry Alderks, Francis Boehning, Bruce Morlan, Luke LaCroix, Luke Swartwood

Absent: Glenn Switzer

Staff : City Planner Nate Sparks, City Engineer Dustin Tipp, City Administrator Jenelle Teppen

CALL TO ORDER

Chair Modory called the Dundas Planning Commission Public Hearing and Special Meeting to order at 6:30 p.m. A quorum was present.

APPROVAL OF AGENDA

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

PUBLIC HEARING

Preliminary Plat for Stoneridge Hills 2nd Addition submitted by Giles Properties Inc

Open Public Hearing: Chair Modory opened the public hearing at 6:34 p.m. for a Preliminary Plat for Stoneridge Hills 2nd Addition as submitted by Giles Properties, Inc.

Staff Presentation: City Planner Sparks stated in 2005 the City approved a Preliminary Plat for Stoneridge Hills 1st Addition, the 2nd Addition was planned but never proceeded. He stated the City's Subdivision Ordinance and the Development Agreement had a timeframe in which the 2nd Addition was to be built and that time expired. He noted some of the lots in the previous preliminary plat are smaller in width and square footage than what is required. He explained in exchange for those deviations the parkway with medians were included. Sparks reported the developer is proposing transitional medians in place of full medians at Stoneridge Parkway and Mill Towns Road.

Applicant Presentation: No applicant presentation.

Public Comment: Jerold Olson, 120 Bluestone Drive, expressed concerns about the drainage since he got an excessive amount of water during a thaw earlier this Spring.

City Engineer Tipp responded there are catch basins shown on the plans that would prevent the excess of water flowing from the development.

Lauren Cosgrove, 117 Bluestone Drive, raised questions regarding traffic safety, and she specifically requests a stop sign at Bluff Lane and Bluestone Drive.

Closed Public Hearing: Chair Modory closed the public hearing at 6:50 p.m.

NEW BUSINESS

Recommendation to City Council for a Preliminary Plat as Stoneridge Hills 2nd Addition, Outlot C, PID 17.10.1.76.043 for 34 Single-Family Homes as submitted by Giles Properties, Inc.

Motion by Alderks, second by LaCroix, to recommend Preliminary Plat approval to the City Council with conditions as detailed by Planning and Engineering Staff; and Planning Commission added two conditions: (1) Trail on one side of Mill Towns Road; (2) Sidewalks on both sides of Stoneridge Parkway. MCU

ADJOURN

Motion by Morlan, second by Swartwood, to adjourn the meeting at 7:25 p.m. MCU

Chair Grant Modory