



Culver Planning Commission Meeting Minutes

April 16, 2019

Summary of Council Actions:

Items	Motion Made By	Seconded	Vote (For – Against - Abstained)
Motion to approve March 2019 minutes.	Mr. Gut	Ms. Dehne	6 – 0 – 0 Approved
Second extension of Culver Meadows PUD	Mr. Oosterbaan	Mr. Peterson	6 – 0 - 0 Approved
Case 2019-005P, replatting of 726 Peru Court.			Approved. No Vote Required
Case 2019-006P, replatting of 1394 East Shore.			Approved. No Vote Required
Motion to Adjourn	Mr. Oosterbaan	Ms. Dehne	6 – 0 – 0 Approved

1. Call to Order

President Barry McManaway called to order a regularly scheduled meeting of the Culver Planning Commission at 6:30PM on April 16, 2019 at the Culver Town Hall.

2. Roll Call

Mr. Fox conducted roll call. The following members were present: Barry McManaway, Pete Peterson, Margaret Dehne, Chester Gut, Marty Oosterbaan, Don Fox, and Building Commissioner Chuck Dewitt. The following members were absent: Wayne Bean, Dan Osborn.

3. Pledge of Allegiance

Led by Mr. McManaway

4. Approval of March 19, 2019 Minutes

Mr. Gut moved to approve the March 19, 2019 minutes. Ms. Dehne seconded. The motion was approved 6-0-0.

5. Reconsideration of Case 2019-003P, 484 South Shore Drive Replat

This concerns combining three lots owned by the Dugger family on the South Shore. At the March Plan Commission meeting, there was a public hearing on this matter. After public comments and questions from Commission members, the Commission voted 2-1-2 to approve combining the three lots.

At the April meeting, Mr. DeWitt explained that this matter did not require a public hearing or require the Plan Commission to vote because combining parcels in a situation such as this is an administrative act that does not require Plan Commission approval. The vote taken at the March was a nullity, and the combining of parcels has been approved.

Mr. Oosterbaan asked if we had been in error in the past when property owner presented replatting issues combining parcels to the Commission. Mr. DeWitt explained that it depended on the reason for the replatting. Where there is a simple combining of parcels by a single owner, no vote is required. On the other hand, a replatting under some other circumstances, for example creating a subdivision, would require Commission approval.

6. Culver Meadows PUD Second Extension

Mr. Tom Beste requested a one-year extension of the Culver Meadows PUD until August 2020. Mr. Beste explained that there had been a hold up at the State Highway Department because technically the stretch of 17 abutting the PUD is a "limited access" highway. Approving access to these types of state roads is a lengthier process. The State Highway Department estimates that approvals could take several more months, and the approval of PUD would expire in the meantime.

Mr. Oosterbaan moved to approve an extension until August 2020. Mr. Peterson seconded. The motion was approved 6-0-0.

7. Case 2019-005P, Elliott Replat 726 Peru Court

Mr. DeWitt explained that this was a proposal to combine three parcels at 726 Peru Court into a single parcel. The homeowner has plans to raise the existing home and build a new one in the fall. As explained by Mr. DeWitt regarding the Dugger property, combining the three parcels at Peru Court does not require a vote by the Commission, and this was to inform the Commission of the action.

8. Case 2019-006P, Replat 1394 East Shore

This replat would combine two parcels owned by the Kemmlers at 1394 East Shore. There is a new home under construction on the plats at this time. This replatting does not require Commission approval and was presented for information only.

9. Old and New Business

9.1 Mr. McManaway asked about key boxes at the Sand Hill Farm apartment project. Mr. DeWitt had no additional information.

9.2 Mr. McManaway suggested that the Commission table the issue of “non-conforming” lots as the Commission has not reached any consensus on the matter. Mr. Oosterbaan stated for the record his position that any project that adds height to an existing residence but stays within the 35’ height limit should still go before the BZA. Mr. Oosterbaan stated he understood the matter was considered to be settled, in that the current ordinance has been interpreted such that adding height does not require a variance from the BZA, but he wished to register his views on the matter. There was some further discussion about a hypothetical where an existing structure on a non-conforming lot was razed and a new structure was built.

9.3 Mr. Leist said there were some proposed ordinance changes that would be ready for the Commission to consider at the May meeting. These changes included provisions concerning non-conforming structures, Complete Streets, catch basin specifications, and adding existing flood control ordinance to the Planning ordinance.

10. Building Commissioner’s Report

10.1 Mr. DeWitt submitted his report, which is attached.

10.2 Mr. DeWitt also raised concerns about water runoff into the Lake. He said there is nothing in the current ordinance addressing the Lake specifically and suggested that there should be. Mr. Fox asked if this might be covered by State regulations. Mr. DeWitt said he wasn’t sure. Mr. DeWitt said he has received calls from East Shore residents about neighbors who added gutters and downspouts where the runoff from those found its way to the Lake.

Mr. Berger noted from the audience that when his company builds homes along the Lake, he installs drywells and popup drains to allow the runoff to disperse on lawns before reaching the Lake.

There was a sense of the Commission that this issue needs to be examined further to ensure continued Lake quality.

10.3 Mr. DeWitt said there was a meeting scheduled for April 17 at 9:00 AM to meet with Mr. Hopple, Mr. Leist and the Town attorney, Jim Clevenger about the clean up of the Hopple property. Any Commission members are welcome to attend that meeting.

11. Member Concerns

11.1 Mr. Oosterbaan asked if the Dollar Store property under construction on Highway 10 was within the Town limits. Mr. Leist said the property would be in the limits as of January 1, 2020. Mr. Oosterbaan was concerned about burning on the property of brush and trees that had been taken down during construction.

11.2 Mr. Peterson asked about the speed limit on State Road 10 in the area along Ace Hardware and the Dollar Store. Mr. Leist said that in conjunction with the State Road 10 sidewalk project, the Town had asked that the speed limit be reduced to 35 mph.


11.3 Mr. Fox expressed concern about the length of time it takes to obtain approval to demolish unsafe properties and asked for a briefing from Mr. Clevenger or someone else who could address this and what could be done to speed up the process.

12. Motion to Adjourn

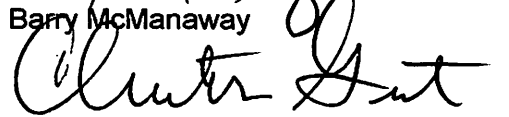
Mr. Oosterbaan moved to adjourn the meeting. Mr. Gut seconded. moved to adjourn the meeting. Ms. Dehne seconded. The motion was approved 6-0-0 and the Commission adjourned at 8:06 PM.

The next regularly scheduled meeting will be Tuesday May 21, 2019 at 6:30 PM

Minutes approved by:



Barry McManaway

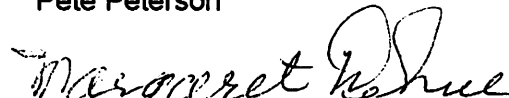


Chester Gut

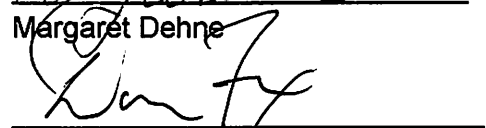
Wayne Bean



Pete Peterson



Margaret Dehne



Don Fox


Marty Oosterbaan


Dan Osborn