



MENOMONIE PLAN COMMISSION

Special Meeting Minutes

April 9, 2012

A special meeting of the Menomonie Plan Commission was called to order at 7:00 p.m. on April 9, 2012 in the City Hall council Chambers by Chairman Peltier.

Members Present: Beety, Cook, Klos, Williams and Smith

Others Present: Schofield, Dahl, Eide, Sander, Prange and numerous members of the public

Director of Public Works Eide provided background on the Timber Canyon Phase I final plat and supporting documentation included in the agenda information pack. He noted that the Phase I final plat had been reduced from 13 to 12 lots, additional storm water ponding / berm areas had been created, curb and gutter access provided at the development entrance and that the storm water management plan met city requirements. Sander reviewed the developer's agreement including the surety bond requirement, a need for a park fee / land dedication determination and approval of the proposed street name. Public questions were raised from Kevin Pontuti and Mimi French (1725 Meadow Hill Drive) regarding park land requirements, changes to their rural surroundings, the possibility of stop signs and speed bumps, water runoff from lot 1 and the impact from chemicals, i.e. phosphorous, from the new residential lots. The city staff attempted to answer most of the questions. After further discussion, a motion was made by Klos, seconded by Beety recommending that the City Council name the north / south street Timber Canyon and defer the east / west public right of way naming to the City Council. Motion carried.

A motion was made by Beety, seconded by Smith that in lieu of park land dedication the city receive the \$400 per lot fee for the twelve lots as identified in the Timber Canyon development agreement. Motion carried.

A motion was made by Cook, seconded by Smith recommending City Council approval of the Canyon Road Phase I final plat and developer's agreement as presented. Motion carried.

Motion was made by Smith, seconded by Williams to adjourn. Motion carried.

Respectfully Submitted,

Lowell Prange
Recording Secretary