



PLAN COMMISSION

Meeting Minutes

March 24, 2014

A regular meeting of the Plan Commission was called to order at 7:00 p.m. on March 24, 2014 in the City Hall Council Chambers by Chairman Peltier.

Members Present: Williams, Martinson, Solberg, Cook and Traxler

Others Present Sander, Eide, Prange, Rooney, Albright, Bohan, Jamie & Tim Winsand, and other members of the public

A motion was made by Williams, seconded by Solberg to approve the minutes of the February 24, 2014 meeting as corrected. Motion carried.

Director of Public Works Eide, provided background on the Whisper Ridge North preliminary plat and the draft developer's agreement provided to the commission. He summarized the street construction costs and design, a private park versus city park fees, streetlights, emergency services access and the need for an approved storm water management plan. The commission had a lengthy discussion on the park fee requirement versus the construction of a private recreation area only available to the residents of the development. Rooney stated that a private park would cost \$20,000 - \$30,000 and be similar to the previously constructed park in Whisper Ridge. The city park fees are proposed at \$14,800.

A motion was made by Traxler, seconded by Williams to accept the preliminary plat of Whisper Ridge North pending approval by city staff of wetlands delineation and storm water management plans before the final plat is presented to the City Council for approval.

A motion made by Williams, seconded by Martinson to recommend that the City Council waive the per unit park fees in lieu of a private park being constructed on Whisper Ridge North by the developers.

Motion defeated. Ayes 2 Nays 4

A motion was made by Williams, seconded by Cook to favorably recommend approval of the Timber Canyon First Addition final plat including street names as presented. Motion Carried.

A motion was made by Solberg, seconded by Martinson to recommend City Council approval of the Chapter 7 Community Facilities section of the comprehensive plan with two corrections to the Museum and Arts section. Motion carried.

A motion was made by Martinson, seconded by Traxler to approve the city of Menomonie 9.24 acre CSM (7 usable acres) for property east of Lookout Road and south of Kothlow Avenue to sell to Arbor Place, Inc. for a residential treatment facility. Motion Carried.

A motion was made by Williams, seconded by Solberg to approve the revised Rod Buss CSM as presented. Motion Carried.

A motion was made by Martinson, seconded by Solberg to adjourn. Motion Carried

Respectfully Submitted,

Lowell Prange
Recording Secretary