

**City of Credit River
Planning Commission Special Meeting
Monday, October 3, 2022, at 5:30 pm
Minutes**

5:30 PM: Call to Order, Pledge of Allegiance

Planning Commission Members Present: Chair Markert, Vice Chair Olson, Siemers, Wolf, Zanto
Others Present: Planner Nash, Clerk Donovan

1. Approve or Amend Agenda

**Motion to approve Agenda as presented: Planning Commission Member Wolf
Second: Vice Chair Olson
Motion Passed: 5-0**

2. Public Hearings

1) Fox Estate Preliminary Plat

Planner Nash summarized the application . The property consists of approximately 4.22 acres and is located on the west side of Texas Avenue and south of Broadview Drive. The PID number is 049190152. The Developer Green Mavericks, LLC, is proposing to develop the site into a total of one detached single-family residential units. The City Planner gave recommendation for approval of preliminary plat.

- Septic was approved by Scott County. There is room for primary and secondary septic.
- Parcel was not part of the original Grey Fox Estates HOA, so they would not have to comply with the covenants of Grey Fox Estates.

Planner Nash advised no written comments were received.

Chair Markert opened the Public Hearing for the Fox Estate Preliminary Plat.

- Mike Vanerdewyk : 6745 Broadview Dr.
What are the setbacks for septic and the roadway?
 - 30ft from Property line. House 100 ft from new dedicated line.
 - Driveway setback ten from utility easements, which is standard.

Concern with drainage.

- Planner Nash will verify with the engineer that the topography for the drainage. Builder cannot do excavation on their lot.
- Jim Koch – property owner. Acknowledged he is responsible for the water drainage.

- Paul Newman– 20006 Texas Ave. Concerned with his driveway on the southern edge of new property. Asking the builder not to use their driveway for truck entrance. Also, he does not want the septic system to affect his driveway.
- Steve Degroot. 19061 Margaret Ln. Have the owners considered what the back of the lot is?
 - Planner Nash noted the setback requirements cannot change as stated in the Ordinance.

Monument for Grey Fox Estates goes into the new property line. Monument was actually not placed in the Grey Fox development. Will be in the ROW. Property owners and Grey Fox HOA will need to work on resolving issue with the monument.

Motion to close the Public Hearing for Fox Estate: Planning Commission Member Wolf
Second: Planning Commission Member Zanto
Motion Passed

Motion to recommend approval of the Fox Estate Preliminary Plat with the eight recommendations listed in the staff report with the addition of the Easement to be provided to Grey Fox Estates HOA by the property owner for the monument. Planning Commission Member Wolf
Second: Planning Commission Member Zanto
Motion Passed: 5-0

3. Adjourn

There being no further business before the Planning Commission, a motion to adjourn was heard.

Motion to adjourn the October 3, 2022, Planning Commission Meeting: Vice Chair Olson
Second: Council Member Siemers
Motion Passed: 5-0

The October 3, 2022, Planning Commission Meeting was adjourned at 5:58 pm.

Recorded by:


Karen Donovan
City Clerk-Credit River

Approved by:


William Markert
Chair Planning Commission- Credit River