

**REGULAR MEETING
PLANNING COMMISSION
MINUTES**

JUNE 10, 2021

THE REGULAR MEETING OF THE RICHMOND PLANNING COMMISSION WAS CALLED TO ORDER AT 7:05 P.M., ON THURSDAY, JUNE 10, 2021, BY VICE CHAIRMAN ZINK.

ROLL CALL

Present: Frank Kaminski, Majchrzak, Misko, Moore, Rix, Weinert, Zink

Absent: McClellan

Others: City Planner Jeschke, City Clerk Stagl

Visitors: Dean Roberts, representing Victor Park Richmond, LLC

Motion by **Moore**, seconded by **Frank**, to excuse Commissioner McClellan from tonight's meeting, due to being out of town.

All yeas

Motion passes

APPROVAL OF MINUTES

Motion by **Kaminski**, seconded by **Frank**, to approve the minutes of the May 13, 2021, regular meeting as presented.

All yeas

Motion passes

AUDIENCE PARTICIPATION

None.

CORRESPONDENCE

City Council Meeting Minutes of April 19, 2021
Budget Workshop Meeting Minutes of April 26, 2021
Budget Workshop Meeting Minutes of May 3, 2021
City Council Meeting Minutes of May 3, 2021

Motion by **Weinert**, seconded by **Kaminski**, to receive and file the Correspondence as presented.

All yeas

Motion passes

ADOPTION OF AGENDA

Motion by **Kaminski**, seconded by **Moore**, to adopt the Agenda as presented.

All yeas

Motion passes

PUBLIC HEARING

None.

ITEMS FOR CONSIDERATION

B-1. Condominium Conceptual Plan Review/24.22 acres adjacent to the west side of Main Street, approximately 690 feet south of Pound Road/Victoria Park Richmond, LLC

City Planner Jeschke informed the Commission that the applicant was requesting a Condominium Conceptual Plan Review for a 43-lott site condominium development on 24.22 acres adjacent to the west side of Main Street, approximately 690 feet south of Pound Road.

March 9, 1995, The Planning Commission approved a site plan for a 44-unit site condominium development on this site on.

January 10, 2008, The Board of Zoning Appeals partially approved a variance to allow a condominium development with private streets, but they did require sidewalks on both sides of the street.

January 10, 2008, The Planning Commission approved a Conceptual Site Plan Review for a proposed 43 lot site condominium developments.

The proposed development with feature 43 site condominium lots that average more

than 15,000 square feet each. These lots exceed the minimum lot area requirements of 10,890 square feet.

All street have five foot (5') sidewalks on both sides of the street directly at the back-of-curb. All streets are private and have a dimension of 31 feet from back-of-curb to back-of-curb.

The City Planners finds that the development proposal meets the minimum development standards for an R-1 subdivision and is recommending approval of the site plan dated January 14, 2021.

Dean Roberts, representing Patricia and Walter Winkle stated that the objective of this project is to complete the site plan that was envisioned several year ago.

Some discussion on whether parking will be allowed on both sides of the street. Dean indicated that traditionally, parking is only allowed on one side of the street in the other Winkle developments.

Questions on whether the City would maintain the streets within the development. City Manager Moore indicated that they are private streets and will be maintained by the homeowner's association.

Questions on whether the City's wastewater treatment plant will be able to handle this development. City Manager Moore informed the Commission that the Sanitary Sewer Master Plan takes into account this developments.

Motion by **Rix**, seconded by **Frank**, to approve the requested 43-lot Condominium conceptual Plan Review (Swan Creek Estates Condominium Homes), dated January 14, 2021 on 24.22 acres adjacent to the west side of Main Street, approximately 690 feet south of Pound Road (APN: 50-07-03-35-100-027), subject to the following condition:

1. The applicant shall come back in front of the Planning Commission for the Condominium Site Plan Review at which time all common areas are defined and documents such as master deed, condominium bylaws, restrictive covenants, and related condominium documents will be provided for City Attorney review.

All yeas

Motion passes

MISCELLANEOUS MATTERS FROM THE CITY STAFF

City Manager Moore – The Blue Devil Tournament will be held this weekend in Beebe Park

- The Pool will be open – with reduced hours due to staffing issues
- The town clock is being refurbished. The contractor, Regulator Time should complete the work by the end of the week.

City Planner Jeschke – Currently, the July meeting agenda has review of the accessory structure standards.

CHAIRMAN AND COMMISSION MEMBERS

Rix – The City has put in an offer to the school for the purchase of the AUD. A decision should be made next week.

Weinert – The Heritage Festival will be held the last weekend in June.

Majchrzak – Questioned the status of the streetlights in the parking lot behind Chaps. City Manager Moore informed the Commission that the DTE recently returned to his office and will begin working on the City’s issue.

Zink – Questioned if a letter of appreciation could be sent to the homeowner of 68301 Forest – They have made significant improvements to the property.

ADJOURNMENT

Motion by **Frank**, supported by **Misko**, to adjourn the Planning Commission Regular Meeting at 7:44 p.m.

All yeas

Motion passes

Respectfully submitted:

Karen Stagl
City Clerk