

A regular meeting of the Planning Commission was held at City Hall, 200 S. Main Street, on Monday, August 6, 2018, at 7:00 p.m.

Chair Vanek called the meeting to order. Present were Chair Vanek and Commissioners Malewski, Parsons, Skinner, Wegner and Baker. Commissioners DeGrow, Herrera and Letarte were absent and excused.

Also in attendance at the meeting was Building Official LeRoy Hummel and City Manager Aaron Desentz.

Commissioner Malewski moved the Planning Commission approve the Agenda as printed; seconded by Commissioner Skinner, passed unanimously.

Commissioner Parsons moved that the July 2, 2018, Minutes be approved as printed; seconded by Commissioner Skinner, passed unanimously.

Chairman Vanek asked for a motion to Open the Public Hearing. Commissioner Malewski Opened the Meeting for Public Hearing for the Conceptual Site Plan review for 420 Haven Street; seconded by Commissioner Parsons, passed unanimously. The Public Hearing Opened at 7:05 p.m.

Brent Forsberg, appeared before the Commission as the developer of the small home development and reviewed with the Commission the plan and history of the site. Mr. Forsberg reviewed the anticipated cost of housing and the historical housing that had been previously at the site. Mr. Forsberg further stated that they will work to try and preserve the existing mature trees that are located on the site. Mr. Forsberg stated that the tiny homes would be much like a condo owner and that they would own the building and have common parking and green space.

Commissioner Wegner asked if the homes would be on slabs. Mr. Forsberg stated that they would be built with a crawl space and would have perimeter treatment fencing and landscaping around the development.

Commissioner Parsons asked how many bedrooms would be in the units. Mr. Forsberg stated that most would be two bedroom units and the cost would be \$90,000 to \$130,000 depending on the unit.

Commissioner Malewski asked if there would be paths to the homes and no driveways to the homes themselves. Mr. Forsberg stated that there would be a maximum path of 150' for walking only to the homes.

Commissioner Skinner asked if these would primarily be for family or elderly and if there would be association fees. Mr. Forsberg stated that they were mainly for empty nesters but possibly a three bedroom unit could be for a family and that there would be association fees.

Commissioner Baker asked if the concept was for 14 units. Mr. Forsberg stated that there would be 10-14 units located at the site.

Chair Vanek asked if there would be exterior lighting, parking lot lighting and walkway lighting and if the parking area would be covered. Mr. Forsberg stated that there would be a parking lot but that it would not be covered; there would be lighting along the walking paths and anything else could be considered as they were not yet that far into the design.

Chair Vanek stated that the minimum setbacks were 5' on rear and 10' on sides and that two parking spaces per home would be needed.

There were no further questions or Public Comments.

Chair Vanek asked that the Public Hearing be Closed. Commissioner Malewski moved that the Public Hearing be Closed; seconded by Commissioner Baker, passed unanimously. The Public Hearing Closed at 7:50 p.m.

Commissioner Wegner moved that Item 8a., under New Business be waived as everything had been reviewed in the Public Hearing; seconded by Commissioner Skinner, passed unanimously.

Commissioner Malewski moved that the meeting was adjourned; seconded by Commissioner Baker, passed unanimously. The meeting was adjourned at 7:55 p.m.