

Call to Order

The meeting of the Gardner Planning Commission was called to order at 7:00 pm on Monday July 22, 2024, by Chair Jueneman. Commissioners present: Austin Jueneman, Cleverson Souza, Robin Berg, Stacy Cooper, Adriana Meder, and Allen Vonderschmidt. Staff present: Community Development Director Dave Knopick, Principal Planner Robert Case, Planner Jesse Hunter, Administrative Assistant Jenny Steele-Gray and City Attorney Spencer Low. Commissioner Matt Combs was absent.

Pledge of Allegiance

Chair Jueneman led the Pledge of Allegiance.

Consent Agenda

All matters listed within the Consent Agenda have been distributed to each member of the Planning Commission for study. These items are considered to be routine and will be enacted upon by one motion with no separate discussion. If separate discussion is desired on an item, from either the Planning Commission or from the floor, that item may be removed from the Consent Agenda and placed on the Regular Agenda.

1. Standing approval of the minutes as written for the meeting on June 24, 2024.

Motion made to approve the consent agenda. This has been added to the city's website.

Motion: Commissioner Cooper

Second: Commissioner Meder

Motion carries unanimously 6-0

Regular Agenda

1. **Tuscan Farms 24-304-03 Rezoning, Preliminary Development Plan, Preliminary Plat** –
The southwest corner at 196th St and Gardner Rd.

Staff Presentation

Jesse Hunter, Planner presented this item as a continuation from the June 24, 2024 Planning Commission meeting. Staff was directed to work with the applicant in regard to traffic, density, landscaping, and increasing privacy.

Since the June meeting, the applicant has submitted a revised preliminary development plan, which replaces the townhomes with 50' wide single-family lots. The building type is Detached House - Neighborhood. Staff is working with the application on building elevations, possible deviation requests, and addressing the traffic, density, landscaping, and privacy concerns. The change in building type requires revising the zoning from RP-3 to either RP-2 or RP-4, and therefore requires republishing the public notice. There was not sufficient time to meet the state statute deadline of newspaper publication 20 days prior to the Planning Commission meeting on July 22, 2024, leading to the continuation request.

Commission Discussion

Commissioner Meder wanted understanding on the changes will it be a new application or are we tabling this application.

Director Konpick answered at this time we will just table as we do not have enough information to decide what will have that we are tabling for now.

Motion:

The Planning Commission tables application 24-304-03, a Rezoning and associated Preliminary Development Plan and Preliminary Plat for Tuscan Farm to the August 26, 2024 Planning Commission meeting.

Motion: Commissioner Meder

Second: Commissioner Souza

Motion carries unanimously 6-0

- University Park FDP-22-05 Extension Request** – Located northwest of the intersection of 167th St and White Drive

Staff Presentation

Director Knopick explained the extension request for the previously approved plan. The request is for one year due to financing and interest rates.

Commissioner Meder asked for understanding on our code with the extension request.

Director Knopick confirmed that yes they are allowed a one-time one year extension for the final development plan and that the plat is on a different track.

Motion:

The Planning Commission approves the request for a year extension on the Final Development Plan (FDP-22-05) for the request of one year to expire on August 22, 2025.

Motion: Commissioner Meder

Second: Commissioner Berg

Motion carries 6-0

- Symphony Farms 24-302-07 Preliminary Plat and Final Plat** – Located on the east side of Kill Creek Rd, approximately 500 ft north of Mustang St.

Applicant Presentation

Jim Humbert President of Lifestyle Building Design, said that over the last five years since they took over that subdivision they have already developed 3 phases which consist of 170 lots and about 150 houses built.

Staff Presentation

Robert Case Principle Planner, presented the information in the staff report for Symphony Farms on the Preliminary (phase 7 & 8) and final plats (phase 7).

The proposed Preliminary Plat for Phase 7 and 8 is a 56 acre, 84 lot (8 tract) single-family Development. Phase 6 was approved by the Planning Commission on January 24, 2022.

Commission Discussion

Commissioner Meder wanted to be clear on item two and the recommended motion because from her eyes it looks like a lot.

Director Knopick answered that the applicants engineer and Public Works are having discussions on storm water and the 1st and 2nd review. There will be changes as is needed and it is an easy fix the matter is we want the information before the plat is actually executed. While there will be changes it's more of an admin task not physical changes to the plans.

Motion:

After review of application 24-302-07 phases 7 & 8 Preliminary Plat and phase 7 Final Plat for Symphony Farms, and staff report dated July 17, 2024, the Planning Commission approves the applications as proposed and recommends the Governing Body accept the dedication of right-of-way and easements, provided the following conditions are met:

- 1. Correct lot numbering on the plats; and**
- 2. The final plat will not go to the Governing Body for acceptance and dedication of easements and rights-of-way or be signed / filed / recorded and no public improvement or building permits will be issued until the following items are completed:**
 - a. Resolution of the need for and possible issuance of a floodplain development permit.**
 - b. Review, approval, and execution of stream corridor maintenance agreement.**
 - c. Review and approval of water quality mitigation package.**
 - d. Review and approval of storm water detention design.**

Motion: Commissioner Cooper

Second: Commissioner Meder

Motion carries unanimously 6-0

Discussion Items

If a Commissioner has scheduling conflicts due to the summer, staff should be made aware as soon as possible to ensure there will be a quorum.

Adjournment

Motion: Motion made to adjourn at 7:18 PM

Motion: Commissioner Cooper

Second: Commissioner Vonderschmidt

Motion carries unanimously 6-0

Recording of this meeting can be found here:
<https://www.youtube.com/watch?v=m3WkPNuBOAs>