

Call to Order

The meeting of the Gardner Planning Commission was called to order at 7:00 pm on Monday, September 23, 2024, by Chair Jueneman. Commissioners present: Austin Jueneman, Cleverson Souza, Robin Berg, Allen Vonderschmidt, Matt Combs, and Adriana Meder. Staff present: Community Development Director Dave Knopick, Principal Planner Robert Case, Planner Jesse Hunter, Administrative Assistant Jenny Steele-Gray. City Attorney Spencer Low and Commissioner Stacy Cooper were 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 August 26, 2024.

Motion:

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

Motion: Commissioner Meder

Second: Commissioner Souza

Motion carries unanimously 6-0

Regular Agenda

1. Lone Star Prairie 1st Plat 24-302-10 Final Plat – Located approximately 700' west of the intersection of 175th St. and Osage St.

Staff Presentation

Principle Planner Robert Case gave a presentation on Lone Star Prairie 1st plat. Topics discussed are as follows: background/ history, surrounding zoning and land use, utilities/ infrastructure, and the criteria that was to be reviewed. The criteria submitted are as follows: final plat. There is a motion brought to the table to be approved. To view a more detailed report please watch our YouTube live, the link will be posted at the bottom of the report.

Applicant Presentation

Dean Han with Circle H Land Development thanked everyone and hopes to get approved to move forward.

Commissioner Discussion

Commissioners Combs, Souza, Meder, and Jueneman all had questions on the agenda item. The excise tax, sewer, oil well, phases, retention basements, traffic and water studies were all of the questions asked.

Principle Planner Robert Case and Director Knopick were able to answer the questions asked. To view a more detailed report please watch our YouTube live, the link is posted at the bottom of the report.

Motion:

After review of application 24-302-10 Final Plat for Lone Star Prairie 1st Plat, and staff report dated September 18, 2024, the Planning Commission approves that application and recommends the Governing Body accept the dedication of right-of way and easements, provided the following conditions are met:

- 1. The construction plans for any utilities, infrastructure, or public facilities shall meet all technical specifications and public improvement plans shall be submitted and approved prior to the issuance of building permits; and**
- 2. A tract will need to be created for the lift station when the 2nd phase of development occurs, if it takes longer than 2 years for the 2nd phase plat approval, then the developer will be required to deed land to the City for the area surrounding said lift station; and**
- 3. Prior to recording the final plat, excise tax shall be paid to the City.**

Motion: Commissioner Meder

Second: Commissioner Souza

Motion carries unanimously 6-0

Discussion Items

If a Commissioner has scheduling conflicts, staff should be made aware as soon as possible to ensure there will be a quorum. October 28, 2024 is the next meeting. The November meeting may be moved to the 25th from the 19th. An email will be sent out beforehand.

Adjournment

Motion:

Motion made to adjourn at 7:19 PM

Motion: Commissioner Berg

Second: Commissioner Combs

Motion carries unanimously 6-0

Recording of this meeting can be found here:
<https://www.youtube.com/watch?v=L4lWrYMbZj8>