

## EAST BETHEL PLANNING COMMISSION MEETING

June 23, 2015

The East Bethel Planning Commission met on June 23<sup>rd</sup>, 2015 at 7:00 PM for their regular meeting at City Hall.

MEMBERS PRESENT: Glenn Terry\* Randy Plaisance Lorraine Bonin  
Sherry Allenspach Eldon Holmes  
\* Commission Chairperson

MEMBERS ABSENT: Lou Cornicelli Tanner Balfany

ALSO PRESENT: Colleen Winter, Community Development Director  
Ron Koller, City Council Member

**1.0 Call to Order** Mr. Terry called the meeting of the East Bethel Planning Commission to order at 7:00 PM.

**2.0 Adopt Agenda** **Mr. Terry motioned to adopt the agenda for the May 26<sup>th</sup> meeting as written. Ms. Allenspach seconded the motion. All members were in favor; motion carried.**

**3.0 Public Hearing**  
**Larsons Woods -**  
**Minor Subdivision** Larsons Woods Preliminary Plat and Final Plat for a three lot subdivision  
PID # 223323140001  
Zoning Rural Residential  
Location – Off of Naples St NE

**Requested Action:**

Request that the Planning Commission recommend approval of the Preliminary and Final Plat of Larsons Woods to the City Council.

**Background Information:**

The Developer/Owner, Jim Malvin hereafter referred to as “The Developer” is proposing to develop two single family lots off of an existing street (Naples St NE). The property is zoned Rural Residential (RR).

**Comments regarding Preliminary Plat:**

1. All required documents as outlined in our Subdivision Ordinance Chapter 66, Article III have been submitted and are in the review and comment period.
2. The Applicant submitted a Joint Application form for Activities affecting Water resources and there will be no impact to existing wetlands. A wetland delineation was completed. We are still waiting to hear back from the Army Corps of Engineers regarding any impacts. It is not anticipated that there will be any. This property is located in a floodplain and soil borings have been completed and lowest floor elevations have been noted.
3. Building pads - As shown on the Grading Plan
4. Landscaping – All properties will have two trees as per City requirements.
5. Drainage easements along property lines and there will be culverts for the driveways.
6. Drainage runoff will be sloped towards the natural wetland areas and it will not be necessary to have any ponds on site
7. Lot 3 – Is not buildable and will be linked to another property off of 203rd Ave NE. Staff recommends that Lot 3 be changed to Outlot A.
8. Proposed lots meet the requirements in the Rural Residential Zoning District, Appendix A, Section 42.

Members reviewed the Site Plan, Plat and Grading Plan. The original lot was over 40 acres. The intent is to divide it into three different lots, two of which will be off of Naples Street and those will be used for residential development, the remaining part will become part of Lot 3. The property owner attended the meeting and was available to answer questions.

The Public Hearing was opened at 7:07 pm.  
No members of the public were present to speak.  
The Public Hearing was closed at 7:07 pm.

**Mr. Terry made a motion to recommend approval of the Preliminary and Final Plats of Larsons Woods to the City Council. Mr. Holmes seconded the motion. All members were in favor; motion carried. This item will go to the City Council on July 1<sup>st</sup>, 2015 for approval.**

**4.0 Approval of Meeting Minutes - May 26, 2015**

Mr. Terry noted that on page two, second paragraph, last sentence there are two extra words. The sentence should read: "...to ask questions and voice their concerns."

**Mr. Holmes moved to approve the May 26, 2015 meeting minutes as written. Ms. Bonin seconded the motion. All members were in favor; motion carried unanimously.**

**5.0 City Council Report**

Mr. Koller reported that the City Council reviewed two subdivisions recommended for approval by the Planning Commission. The Medelberg Estate did not have enough road frontage for the subdivision so that plan is on hold or the time being. The Lonesome Dove Angus, Inc. Subdivision was planning on access through another property. This was not acceptable according to the City Attorney unless the properties were joined but one of the properties was platted and one was metes and bounds. There is a process that will allow the required access and it has been completed through the building department so the subdivision will be going forward.

**6.0 Other Business**

The denial of the Medelberg Estate Subdivision brought up the question of why "flag lots" don't seem to be acceptable to the City. Ms. Bonin asked what criteria are not met by this type of lot. Ms. Winter agreed to put this item on an upcoming agenda for discussion.

Mr. Terry noted that it is very helpful to have a satellite image of any properties discussed during the meetings included in the packet that members receive before the meeting for review. Ms. Winter agreed that this is something they always intend to include in the package for any discussion regarding property.

Ms. Winter presented the PIWIK analysis for May for the City website for the members review as well as the data on building department contacts, permits and other information for East Bethel, Oak Grove and Bethel.

**7.0 Adjournment**

**Mr. Holmes moved to adjourn the meeting at 7:22 PM. Ms. Bonin seconded; all in favor, motion carried.**

Submitted by:  
Susan Lori Irons  
Recording Secretary