

# Plan Commission

## Meeting Minutes

August 20, 2019

### Call to Order and Roll Call

**MEMBERS PRESENT:** Tom Strayer, Barry Wood, Devin Stetler, Jon Horton, John Price

**MEMBERS ABSENT:** Brienne Schneckenberger, Steve Duhamel

**OTHERS PRESENT:** Director of Planning Ryan Crum, Attorney Greg Morelock, Town Manager Tonya Galbraith

### Approval of Minutes

**Motion made by Mr. Price to approve the minutes from the July 16, 2019 meeting as presented. Second by Mr. Wood. Motion passed 4/0/1 (Jon Horton abstained)**

### Old Business

*None*

### New Business

#### ***PC-19-011, McCord Pointe PUD Amendment – Lennar Homes***

Ron Pritzke, attorney representing Lennar Homes and Craig Jensen, Division President for Lennar presented. McCord Pointe has two sections and this amendment affects the area referred to as Stillwater only. This section has ranch homes designed for empty nesters and young professionals. - Since getting approval two years ago, Lennar has re-designed its ranch home and added a new one. Lennar has discovered that of the ten homes sold so far, eight of them are of the two largest footprints. Many of the lots in Stillwater cannot accommodate these two floorplans because of the 45% coverage. Lennar is requesting an increase from 45% lot coverage to 55% lot coverage. Lot coverage includes more than just footprint, it also includes patios, driveways, pools, etc. Lennar is not planning to change the size of the lots, so this will not affect density. The only difference is the homes will be slightly larger, making them a bit more valuable.

Mr. Horton asked how many of the lots are too small and if changing the coverage will affect the drainage. Mr. Pritzke answered that about 2/3 of the lots are too small. Mr. Crum said that he spoke to Mark Witsman about the drainage and that Mr. Witsman believes that the effect is negligible.

Mr. Price asked about the square footage of the largest floor plan, the width of the homes and the setbacks. The homes are 2,200 – 2,300 square feet and the width of the homes is 40' to 50'; and the setbacks in the Stillwater section are 5'. Mr. Price observed that the lots are 60' wide and so the width of the homes they will be at the maximum width the lot can support.

Mr. Price clarified that roughly 1900 sf of other stuff (driveways, patios) will be allowed with a 55% lot coverage. Mr. Jensen confirmed, saying that they've been surprised by the number of people choosing the larger floor plans.

Mr. Stetler clarified that neither density nor elevations would be impacted. Mr. Crum restated that the only thing that will be affected is the lot coverage ratio going from 45% to 55%. It wouldn't affected density or elevations.

#### Staff Report

Staff is supportive of the request.

#### Public Comment

None

**Mr. Horton made motion to give a favorable recommendation to the Town Council. Mr. Price seconded. Vote was 4/1. Mr. Price voted against. Motion carried.**

### **New Business from the Floor**

Two months ago, the Commission directed staff to pull together some information. The map showing subdivision density that Mr. Crum passed out is part of that effort. The map shows the average number of single-family units per acre for each subdivision (map attached to minutes).

### **Announcements**

Next meeting will be September 17, 2019 (If needed)

#### Public Comment

Charlotte Sears who lives at the corner of 500 and 1000 inquired about the 2 acres at the southwest corner of 1000 N and 500 W. that Lennar gave to the Town. Ryan answered that the original plan was to put a fire station there, but the Town is backing away from that plan. The Town is now looking for a Town/Public use for the land. If the Town does not do anything with the land within 3 years, it will revert by to Lennar and they may develop it (sometime in 2021).

### **Adjournment**

**Mr. Wood made a motion to adjourn. Mr. Price seconded the motion. Motion carried 5/0.**