

**Plan Commission
Meeting Minutes
February 18, 2020**

Members Present: Devin Stettler, Brianne Schneckenberger, Steve Duhamell, Tom Strayer, Barry Wood, Greg Morelock

Members Absent: Jon Horton

Others Present: Director of Planning and Building Ryan Crum; Town Manager Tonya Galbraith; Town Engineer Mark Witsman; Administrative Assistant Jennifer Pack

Approval of Minutes

Ms. Schneckenberger made a motion to approve the December 17, 2019 Plan Commission minutes. Mr. Duhamel seconded the motion. The motion passed unanimously.

Agenda Considerations

None

Old Business

None

New Business

PC-20-003 Pine Vail Estates Proposed Zoning Change from R-1 to PUD

Richard Henderson presented on behalf of Premier Land Company. Premier Land Company is requesting the land be rezoned for R-1 to PUD. He presented the preliminary plans for a development that would be called Pine Vail Estates. (see attachment)

- * Composed of 78 lots with a density of just under 2 units per acre
- * The minimum lot width will be 75 ft at the building line and 140 ft deep
- * M/I Homes will build their Prestige Series of homes and will have front load garages. The anticipated price point of the homes is in the low \$300,000's
- * 11.7 acres of common area which includes walking paths, benches and a fire pit area. The community will not include a playground and a 1.5 acre wood along ditch
- * Landscaping will include mounding and trees along Carroll Road with a plan of 7 trees and 6 shrubs per 100 ft. The entry way will have an entry wall with wood and stone features and a 40 ft grass median designed to preserve trees. A column stub will delineate the entry from Villages at Brookside to Pine Vail Estates.

Mr. Morelock asked about the designated corner lot treatments and rear façade treatments. Mr. Henderson said homes on those lots have additional architectural requirements because of their location.

Staff report – Mr. Crum reported that the staff did not note any concerns. Staff feels the proposed plan does a good job of highlighting the site features and giving the site identity. Staff believes the development compares favorably with the other developments in the area, and from an architectural standard are very similar to the Oakcrest Development.

Mr. Wood asked Mr. Crum to discuss the front yard and rear yard setbacks. Mr. Crum responded that as we continue to evaluate standards 30 ft front yard open the streets a little and makes it appear less closed in. For the backyards, when you have lots backing up to each other, you generally wind up with 15 ft of drainage easement per lot off of the back property line, so the thought was to align our rear setback with the standard drainage easement width so they are the same and we are encumbering less of the property with setbacks and easements which allow for more of the backyard to be fenced in.

When lots back up to each other, what generally occurs is that we get 30 ft of drainage easement from the 15 ft on each lot, and those setbacks overlay the drainage easement.

Our previous standard the Town adopted years ago had a 20 or 25 ft rear yard setback, so you had more setback than you did easement and we were encumbering those lots and dictating that the homeowners could do less with their yards because we had a rear yard setback. Staff do not see a real value in doing that anymore. Our easements are usually going to be 15 ft, so we are going to make our setbacks match that.

Public Discussion

Ryan McClintic – originally some drainage that has collapsed resulting in really bad pooling from the run off from the field and his front yard. He spoke to the Town which resulted in field tile being installed that did fix the issue. Mr. McClintic wants to make sure that the developers are aware of this issue and that the drainage issue will, town put some tile that fixed the issue. Wants to make sure that the issued

Public Hearing Closed

Mr. Henderson and Mr. Witsman both acknowledged Mr. McClintic's concerns and said that they would speak to him after the meeting.

Ms. Galbraith asked if any of the homes will be designed as sideload garages.

Johnathan Issacs of M/I Homes stated the product is not set up for sideload garages as the third garage bay is integrated into most of the homes and the lots are not wide enough for sideload home elevations. Mr. Issacs also stated that if they tried to convert some of the homes to a sideload orientation they would not be able to comply with architectural standards.

Mr. Duhamel made a motion to make a favorable recommendation to the Town Council to change the zoning from R-1 to Pine Vail PUD. Ms. Schneckenberger seconded the motion. The motion passed unanimously.

Announcements

Mr. Crum announced that his Director's Report is posted online and the link is on the Agenda.

Adjournment

The meeting was adjourned.