

**City Planning Commission Meeting**  
**August 17th, 2020**

Pursuant to due call and notice thereof a city planning commission meeting was duly held at City Hall at 5:00 PM on the 17th day of August, 2020.

Planning Commission members present: Karen Ruechel, Barry Kurtz, Dean Kiefer, Charlie Gilles and Dan Wagner.

Commission members absent: None

Planning Commission Chairwoman Karen Ruechel opened the Planning Commission meeting.

**North Park Addition / Development:**

Mike Zillgitt, the engineer presiding over the North Park Addition was present at the meeting.

One topic discussed was the use of cul-de-sacs, and if the city had any preferences towards or against them. Mr. Zillgitt explained the cost effectiveness of cul-de-sacs in terms of the addition of more lots with the use of less space, and the council was in agreement that cul-de-sacs were ok as long as they are built big enough.

The next topic discussed was developing a small phase with a range of options such as townhomes,  $\frac{1}{4}$  acre lots and larger lots over  $\frac{1}{2}$  acre. This would allow the city to test the market while also keeping the costs more feasible. Mr. Zillgitt stated that the rest of the property could be platted as a large outlot, and could be subdivided in phases in the future to whatever best fits the city's needs at that time.

Another topic discussed at the meeting was the water and sewer utilities. There were multiple ideas on how and where the utilities should run, while also trying to keep the expenses low. Ultimately it was decided that more information would need to be gathered before making a decision on the best way to run the utilities.

Also discussed was the storm water pond that would need to be constructed. The commission discussed the location of where the pond would sit and how it would drain. Further, the commission discussed the feasibility of building and expanding the pond in phases, mirroring the expansion of the development of the North Park Addition, or if it would be more cost effective to dig the entire pond making it big enough to serve the entire development immediately.

Mr. Zillgitt provided the commission with four different layouts of how the development could look, and the commission decided they liked two specific layouts. Mr. Zillgitt was asked to provide the planning commission with some costing information on the two layouts that could then be taken to the city council by September 8<sup>th</sup>.

No further business.

Meeting adjourned at 6:15 PM.

Jake Goodale  
Clerk/ Treasurer

