

City of Long Grove 1-16-17 Plan & Zone Meeting Minutes

Present: Merle Hermsen, Al Pawloski, Doug Morrell, Erica Sellnau-Allan
Absent: Kent Long
Guests: Joel McCubbin, Andrew Wolfe (Valley Construction), Mike Schreck,
Sue Schreck, Austin Kean

Merle opened the meeting at 7:00 p.m. Doug motioned to approve the agenda, seconded by Erica, all ayes.

Doug motioned to approve the December 19, 2016 meeting minutes, seconded by Al, all ayes.

Plan & Zone members reviewed the preliminary plat for the Schreck property. Joel presented a letter from Verbeke-Meyer dated 20 December 2016 regarding items they still feel need addressed. The items for the Preliminary Plat include:

- 1) The first General Note still refers to requirements of the City of Davenport, IA.
- 2) The source of the contour information should be noted.
- 3) The proposed hammerhead at the south end of South Woodlawn Road should not be considered temporary.
- 4) The date on the plat should be updated.

The items for the Final Plat include:

- 1) The utility companies need to sign the plat when their easement needs have been met.
- 2) The surveyor needs to sign and date the certification.

Joel commented that the street will need to be seal coated per SUDAS requirements.

Al stated that we still need to address the dedication of green space or payment in kind with the Schreck's since this is a subdivision requirement. He assumed they will probably choose to provide the City with a monetary contribution which the City could use to improve an existing green space.

Sue asked about the dollar amount of the monetary contribution. Joel told her that the City Council would address this, it is not decided by the Plan & Zone Commission.

Sue then asked where the utilities would hook up. Joel stated the electric would be run from a transformer at the intersection. Sue asked if they needed to use city water. Joel told her they would use city water and sewer.

Austin Kean questioned relocating the hammerhead so they didn't lose so much flat ground.

Al recommended the Schreck's talk to their engineer based on the information provided from our City Engineer at this meeting.

Doug motioned to accept the preliminary plat if our City Engineer approves the setback, the easements are met, and the green space is addressed. Erica seconded the motion. All ayes.

Andy Wolf from Valley Construction then presented a concept plan for a new subdivision near Park View. He stated that they had the option to purchase the Turner property at the corner of Old Highway 61 and 270th Street. They have talked with the County already, but stated that any city within a two mile radius of this subdivision has the right to review their plans.

Andy stated this subdivision will be a unique design that is intended to blend in with the existing terrain. It will be a \$10-\$12 million dollar development with 30 lots (zoned R-1). The lots will be approximately 30,000 square feet each, similar in size to the lots in the Swan Lake Subdivision. He said the lots will get their water from Park View but they will have individual septic tanks and will not hook up to the sewer system in Park View. He said they will have 22-foot wide concrete streets, 4-foot shoulders on both sides and a 15-foot easement. There will be two entrances into this subdivision – one on the west side and one on the south side. One entrance will be for 26 lots and the other entrance will be for the remaining four lots. There will be a hammerhead on the north side of the street which must meet the Long Grove Fire Department's requirements.

Andy stated there will be 44,000 square foot of dedicated green space per Scott County's requirements. He also said the County provides them with a 10% bonus if trails are included among the trees.

Andy commented that this subdivision would not be part of Park View and would have a Homeowner's Association like Kaasa Heights. Valley Construction would take care of the

Homeowner's Association until enough of the lots were sold. They estimate it will take six to eight years to sell the lots.

Andy also stated that per Scott County's requirements, 12-inch corrugated metal pipe would be used for drainage. He commented that a company in Geneseo performed the preliminary perk tests which came back good. The DNR will oversee this project.

Joel stated that Long Grove would not consider this development zoned R-1, rather it would be comparable to our Suburban Agricultural District. He also stated that the Plan and Zone can just give their opinion on this sketch plan at this time. Once Valley Construction gets further along, our City Council will have to sign off on the Subdivision Plan. Joel also stated that our City Engineer and City Attorney should look at the plan to verify there aren't any issues.

Merle asked if there were any further questions. With no more questions, Andy thanked the Plan and Zone Commission for their time and left the meeting.

Merle stated that he agreed the City Engineer should review these plans. Merle didn't feel the streets were wide enough and he would prefer that they hook up to Park View's sewer system.

Al made a motion to approve taking the sketch plan under advisement, having it reviewed by our City Engineer and City Attorney and then reviewing their comments and/or concerns. Doug seconded the motion. All ayes.

With no further business, Al made a motion to adjourn the meeting and Erica seconded the motion.

Respectfully Submitted by Joel McCubbin and Pam Petersen

Attachments: Verbeke-Meyer letter dated December 20, 2016;
Letter from Joel to Jim Hass (Valley Construction) regarding Proposed
Subdivision Concept