

**CITY OF LONG GROVE  
PLAN & ZONE MEETING MINUTES – 19 MARCH 2018**

Present: Mark Abdon, Merle Hermsen, Kent Long, Doug Morrell and Nikki Sailor

Guests: Giles Looney, Joe Zrostlik, Ron Green, Bill & Becky Rehn

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

Doug made a motion to approve the February 19th minutes, seconded by Mark, all ayes.

Merle began the meeting by welcoming Nikki Sailor to the P&Z Board.

The only item on the Agenda tonight was the Zrostlik Final Replat. Giles stated that the basic difference on this replat was that Mary Jo Weber's ground has been removed from the subdivision and a piece of property owned by QCSA LLC that Mary Jo Weber was going to buy has been pulled out and will be referred to as an outlot.

Joe informed the Board that the engineering packet we have here at City Hall has not changed and will not change unless the engineers require it. The only thing that has changed is the legal description of what is being proposed and the fact that we have new eyes on the plans with new perspectives since the City's engineering firm has changed and the P&Z staff has changed significantly since Joe began this process.

Merle reminded the Board that the preliminary plat was approved by our City Attorney in May of 2016. At that time the only thing holding it up was

that the utilities weren't signed off on and the green space issue had not been addressed.

Giles stated that Zrostlik would own the driveway easement but would give Mary Jo Weber access to the driveway. Joe informed the Board that the driveway comes in at the middle of Lot 1 then curves and goes up to Weber's home. After the ingress/egress is complete, the driveway will go straight up the hill relocating her driveway a bit. Joe also stated that he will be adding another driveway onto South First Street.

Joe informed the Board that Weber's septic is located in the front of her house and is actually on his property. He also stated that 80% of her driveway is on his property. He mentioned that Weber's property is bordered by Vollbeer to the south, Green to the west and Joe for the remainder. Joe also told the P&Z that the City Engineer is refiguring the 10% land valuation after the removal of Weber's property from the subdivision.

Ron Green interjected that he would like the City to look into storm water runoff before Zrostlik and Grunwald get too far into their subdivisions. He said that Zrostlik adding four homesteads and possibly four outbuildings will increase the water runoff to the creek by his barn. Merle stated there should be an area to retain the water and slowly release it over a 24-hour period. He also stated that as soon as construction begins, silt mat is supposed to be installed and the ground is to be seeded. Ron Green asked that the City keep him informed as to the status of the water runoff.

Kent made a motion to approve Zrostlik's Final Replat with the City Engineer's approval and the stipulation that the following items are completed: the Signature Block signoffs are completed on the Final Plat, a signed easement agreement between Zrostlik and Grunwald is obtained for the water and sewer, and that the City Engineer review the plat from a water runoff/retention standpoint and develop any necessary plans. Doug seconded the motion, all ayes.

Doug motioned to adjourn the meeting, Mark seconded, all ayes.

After the meeting ended, Merle introduced Bill & Becky Rehn to the P&Z Board and informed them that Bill had submitted his resume for consideration in replacing Doug Morrell. Pam gave each of the P&Z members a copy of Bill's resume for their review. A formal meeting to interview Bill will be set at a later date.

Respectfully submitted by Pamela Petersen