

**CITY OF LONG GROVE
PLAN & ZONE MEETING MINUTES – 16 APRIL 2018**

Present: Merle Hermsen, Kent Long, Bill Rehn and Nikki Sailor

Absent: Mark Abdon

Guests: Giles Looney, Terry and Rita Knutson

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

Kent made a motion to approve the March 19th minutes, seconded by Nikki.

Merle began the meeting by inviting Terry & Rita Knutson to the council table to show the P&Z board their concept plans. Terry is contemplating developing some land he would purchase from Michelle Gorsh on the north west side of town on 270th Street. This property which is referred to as Mason Creek First Addition is not within the city limits but because of the two mile radius rule which states that any city within a two-mile radius of this subdivision has the right to review their plans, Terry has brought his concept plan to the City. Terry is also asking the City's permission to connect to their water supply. He would not be connecting to the city sewer, each lot would have their own septic tank. Terry is aware that he would be responsible for the cost of running the water to his addition and that the residents will then have to buy their water from the City.

Terry explained that there will be 29 lots in this addition ranging from $\frac{3}{4}$ of an acre to 2 $\frac{1}{2}$ acres. There will be two driveways accessing 270th Street. Gorsch's will sell their house and Knutson will build them a house as part of

the purchase agreement. Terry stated that the ground would need to be rezoned as it's currently zoned agricultural. He said that he has already talked with the County and is now asking the City for permission to connect to their water supply. If he is not able to do that, he will not be moving ahead with this project.

Giles asked Terry if the County required storm water management. Terry said they did and it was shown on the concept plan. He went on to say it could actually be located in two different areas.

Merle asked Terry if he considered annexing their addition into the City. Terry response was "no".

Rita Knutson said the lots would be in a beautiful area because of the topography, creek and trees in that area. She said there would be trails in the back of the addition with picnic areas.

Giles asked about outbuildings. Knutson's said they are in favor of them and they would be allowed per the addition's covenants and would need to be approved prior to constructing the outbuilding.

Merle stated that he thought it would be a good idea for the City to allow Knutson's to connect to the City water supply because of the additional revenue the City would realize. He told Knutson's that their water rates would likely be higher than the city residents.

Merle also recommended that the City Engineer look at the size of the existing water main in that area.

Giles said he had no problem with their concept plan. The only problem he sees is that right now the addition is considered a rural subdivision, but 20 years from now as the City is growing that way, their subdivision would not conform to City specifications (curb and gutter streets, sidewalks, etc.). It would be exactly what the City is facing right now in the Laglin Addition.

He then asked the Knutson's if there will be anything unusual in their covenants to which they replied "no".

After much discussion, Nikki motioned to approve the Knutson's concept plan for a 29-lot subdivision to connect to the City's water supply. Kent seconded that motion.

Kent motioned that the subdivision must meet Long Grove's subdivision ordinance requirements with the exception of no sewer requirements. Bill seconded that motion.

Merle stated that the concept plan must be reviewed and approved by the City Engineer and the City Attorney.

Knutson's asked to be put on the City Council Agenda for 8 May. With that, they gave us that copy of their concept plan and left the meeting.

Nikki motioned to adjourn the meeting, Kent seconded, all ayes.

Respectfully submitted by Pamela Petersen