

**PLANNING COMMISSION
MINUTES OF MEETING
AUGUST 3, 2015**

MEMBERS PRESENT: Mr. Donald Boerger, Ms. Janell Alexander, Mr. Jesse Mosser, Ms. Virginia Elliott

OTHERS PRESENT: Jim Watkins and Kevin Kershner

MEETING CALLED TO ORDER: The meeting was called to order at 7:05 p.m.

APPROVAL OF MINUTES: The minutes from April 6, 2015 and July 6, 2015 were approved as presented.

CITIZEN COMMENTS: Alan Seymour encourages the Planning Commission to define Marysville with good decisions. He welcomes Janell Alexander

ADMINISTRATION COMMENTS: Mr. Hutchinson welcomes Janell Alexander

OLD BUSINESS: None

NEW BUSINESS:

Approval of Final Plat for Adena Pointe Section 3:

Filed by James T. Watkins of Watcon Consulting Engineers and Surveyors LLC on behalf of Fischer Development Company.

Jim Watkins reviewed administration comments and accepted the terms. Mr. Mosser made a condition upon approval that all administration comments be agreed to.

Mr. Mosser moved to pass the Final Plat for Adena Pointe Section 3, Mr. Boerger seconded and the question put, stood:

Mr. Boerger YES; Ms. Alexander YES; Ms. Elliott YES; Mr. Mosser YES

Approval of Preliminary Plat (amended) for Woods at Mill Valley North.

Filed by Kevin Kershner of Stantec on behalf of Pulte Homes.

Mr. Kershner states that the applicant chose to reduce the number of lots to make the lots larger due to the residents requesting larger homes. There is a certain percentage of lot coverage requirement that the code allows and they have been coming in to file for variances. Mr. Kershner said the amendment is to reduce the lots by 14 in order to increase lot sizes.

Mr. Mosser moved to pass the Amendment, Mr. Boerger seconded and the question put, stood:

Ms. Alexander YES; Ms. Elliott YES; Mr. Mosser YES; Mr. Boerger YES

Approval of Final Plat for Woods at Mill Valley North Phase 1, Section 13.

Filed by Kevin Kershner of Stantec on behalf of Pulte Homes.

Mr. Kershner is asking for final approval for the Final Plat. Hope to start construction for this phase soon. Planning staff has provided some comments about the private and public storm sewer easements, Pulte has agreed to all comments.

Mr. Mosser moved to pass the Final Plat, Ms. Alexander seconded and the question put, stood:

Ms. Elliott YES; Mr. Mosser YES; Mr. Boerger YES; Ms. Alexander YES

Approval of Final Plat for Woods at Mill Valley North Phase 1, Section 14.

Filed by Kevin Kershner of Stantec on behalf of Pulte Homes.

Mr. Kershner explains that section 14 and 15 are very similar and will discuss them together. Plans to start construction of section 14 early September and section 15 early next year. They will continue to work with staff about street names and loop streets for addressing and emergency vehicles.

Mr. Mosser moved to pass the Final Plat, Ms. Elliott seconded and the question put, stood;

Mr. Mosser YES; Mr. Boerger YES; Ms. Alexander YES; Ms. Elliott YES

Approval of Final Plat for Woods at Mill Valley North Phase 1, Section 15.

Filed by Kevin Kershner of Stantec on behalf of Pulte Homes.

Mr. Kershner already explained plans in conjunction with Section 14.

Mr. Mosser moved to pass the Final Plat, Ms. Alexander seconded and the question put, stood;

Mr. Mosser YES; Mr. Boerger YES; Ms. Alexander YES; Ms. Elliott YES

COMMENTS OF INDIVIDUAL COMMISSIONERS: Mr. Boerger and Mr. Hutchinson discuss ways to connect bike paths through Union County. Not all neighborhoods have the 6 foot bike paths, looking into possible bike lanes on the roadways.

ADJOURNMENT: The meeting was adjourned at 7:32 p.m.