

MINUTES OF PUBLIC HEARING
HELD BY THE PLANNING AND ZONING COMMISSION
AUGUST 17, 2015

ROLL CALL:

Members Present: Eric Prause, Chair
Horace Brown, Secretary
Susan Shanbaum
Michael Stebe

Alternates: Julian Stoppelman (Sitting)
Teresa Ike (Sitting for 2015-050,051,052
for Mr. Stebe)

Absent: Andy Kidd, Vice Chair
Patrick Kennedy

Also Present: Mark Pellegrini, Director of Planning
Renata Bertotti, Senior Planner
Matthew Bordeaux, Environmental Planner
Karen Logan, Recording Secretary

The Chairman opened the Public Hearing at 7:00 p.m. The Secretary read the legal notice for the application when the call was made.

HIGHLAND OAKS CORPORATION – For a 35-lot development of one-family and duplex-type homes at Castle Hill and Collingridge Drive. - Re-subdivision in PRD Zone (2015-051)

Attorney Stanley Falkenstein spoke on behalf of the Highland Oaks Corporation. He reviewed the background and history of the re-subdivision request and asserted that the request conforms to the zoning regulations in every aspect. He also noted that one lot had been sold since the last time his client had come before the Commission.

Mr. Prause asked Attorney Falkenstein to explain how did the resubdivision fit the zone. Attorney Falkenstein explained that proposed resubdivision complied with all aspects of the zoning regulations including the density.

Mr. Prause asked which lot had been sold. Lot 20 has been sold and Lot 23 has been substituted as another duplex, Attorney Falkenstein responded.

Mr. Prause asked whether there were any staff comments. Ms. Bertotti replied that there were three outstanding staff comments that were minor and technical in nature. These comments could be addressed as modifications on final plans if the Commission decided to approve the application tonight, she said.

Mr. Brown asked why there was a dining room and living room shown on the second floor of the plans the Commission was given when there were already shown downstairs. Dwight Grader, property developer, said the floor plans the Commission had were intended to be an example of the type of layout Highland Oaks Corporation expected to use in these homes. The plans the Commission was looking at were from another project the developer had built, he said. These samples were intended to give the Commission an idea of the typical square footage for the subdivision.

Ms. Shanbaum indicated she was curious about the floor plan, as well. She asked whether the second floor was open space and if the loft would be included. Mr. Grader reminded Ms. Shanbaum about the last time the applicant came before the Commission, when they were trying to give the Commission an idea of the square footage intended for these homes. He said the plans provided to the Commission show homes that have approximately 3,000 square feet, while the homes being proposed by the applicant would run closer to 2,400 square feet.

Ms. Shanbaum asked if all the units would be identical, since there was only one elevation provided. Mr. Grader replied that the intent was to have a mix-and-match approach where each unit will have a different combination of dormers and gables to create an individual look.

Mr. Brown asked how many bedrooms were planned for each duplex unit. Mr. Grader, of the Highland Oaks Corporation, replied that there would be a master bedroom downstairs along with two additional bedrooms upstairs.

Mr. Pellegrini reminded the Commission that the re-subdivision request deals with the street plan and layout of the lots. The building elevations and floor plans will be presented as part of the final detailed plan of development. Subsequently, Mr. Grader provided copies of the current floor plans, noting that the plans were not yet finalized.

At this point in the meeting, Mr. Prause asked if there was any public comment on the application. Hearing no public comment, Mr. Prause remarked that the re-subdivision request had no impact on public utilities and each home has a garage, so there is no impact on parking either.

Ms. Shanbaum, who was looking at the new plans submitted by Mr. Falkenstein, asked if she was looking at four identical elevations. Mr. Grader replied that each elevation was slightly different, providing options for different dormers and gables, etc.

Mr. Stoppelman asked if the garages were one- or two-car garages. Mr. Grader answered that the garages were all two-car units.

Mr. Stebe mentioned the easement for a sightline indicated on the plans in front of the Commission and asked for further clarification about it. Mr. Grader replied that according to the project engineer, that easement was part of the original plans and that was the reason he maintained it.

Ms. Shanbaum moved to close the Public Hearing; Mr. Stoppelman seconded and all voted in favor. The motion passed unanimously.

The Chairman closed the public hearing at 7:30 p.m.

I certify these minutes were adopted on the following date:

October 7, 2015
Date

Eric Prause, Chairman

**NOTICE: A DIGITAL RECORDING OF THIS PUBLIC HEARING CAN
BE HEARD IN THE PLANNING DEPARTMENT.**