
**MIDDLETON CITY PLANNING AND ZONING
COMMISSION MINUTES
NOVEMBER 9, 2020**

The November 9, 2020 Planning and Zoning Commission Meeting was called to order by Chairman Ray Waltemate at 5:34 p.m.

1. Call to Order - Pledge of Allegiance

Roll Call: Chairman Ray Waltemate, Commissioners Janet Gregory, Whitney Springston were present. Commissioners Jackie Hutchison, Bill Deaver were absent.

Planning and Zoning official Bruce Bayne introduced the newest planner – Roberta Stewart to the Commission.

2. Action Items

A. Consent Agenda

1. Consider approving September 14, 2020 and October 19, 2020 regular meeting minutes.

Chairman Waltemate called the agenda item and asked if any of the commissioners saw anything, they wanted corrected: None.

Motion: Motion by Commissioner Gregory to approve the minutes for September 14, 2020 and October 19, 2020 as written. Motion seconded by Commissioner Springston and approved unanimously.

2. Consider approving FCO – Rule Steel Industrial Park Variance
3. Consider approving FCO – Lakes of Telaga 2 Preliminary Plat

Chairman Waltemate called the agenda item and asked if any of the commissioners saw anything, they wanted corrected: None.

Motion: Motion by Commissioner Springston to approve both the FCO's for Rule Steel Industrial Park Variance and Lakes of Telaga 2 Preliminary Plat as discussed per the last planning and zoning meeting. Motion seconded by Commissioner Gregory and approved unanimously.

B. Consider recommending to City Council approval of a request by TBC Landholdings, LLC / Todd Campbell Construction, Inc., for approval of an amended preliminary plat for a revised phasing plan and lot configuration for Stonehaven Subdivision.

Chairman Waltemate called the item. Planning and Zoning Official Bruce Bayne read the staff report. The revised phasing plan is requested in order to allow for a secondary access on Willis Road. Originally there were 12 phases approved. With the revision there are now 8 phases. Also, when the initial project was approved there is a nature preserve that is part of the open space requirement of the 5% required that has not been annexed into the City. The city requested phase 6 be revised to include the nature

preserve.

Applicant Representative: Jay Walker of Alterra Consulting gave a power point presentation that explained and detailed the reason for the request for the amended preliminary plat for a revised phasing plan and lot configuration for Stonehaven Subdivision.

Motion: Motion by Commissioner Gregory to recommend approval to City Council of a request by TBC Landholdings, LLC / Todd Campbell Construction, Inc., for approval of an amended preliminary plat for a revised phasing plan and lot configuration for Stonehaven Subdivision with the conditions per the administrative report. Motion seconded by Commissioner Springston and approved unanimously.

Public/Commission/Staff Comments:

Public Comment:

Shawn Maybon: He questioned the public meeting and public hearing process. He wants to know why the staff report says it complies to most city standards. He wants to know what standards it does not comply with.

Bruce responded and said the reason that was written was because the City just barely received the final drawing today and the City and Engineer needs time to review it to make sure everything they require there before it will go to City Council for approval.

Mike Graefe: 1889 Ridge Way: Asked if any of the buildable lots have had the setbacks changed? He also asked if the roadway/right of way up to Willis Road was changed from 60 to 50ft. Bruce said no the setbacks have not changed. The roadway was built to the 60 ft. requirement.

Sandi Sinclair: 1871 Ridge Way: Regarding the nature preserve, are they going make it that grass or is that going to stay the natural. She said the project is a good one and gave Jay Walker a thumbs up.

Bruce said the only thing in the agreement states that there is a bridge that is brought in to create a walkway. But it is meant to stay as it is.

Staff Comment:

Roberta Stewart stated there has been discussion in the planning department about the amount of work that is coming down the pike. It might be time to consider a second planning and zoning public meeting/hearing each month. Or as an alternative perhaps the second one would be a tentative meeting that would be tentatively scheduled and if needed it would take off some pressure in that we could have two meetings some months, maybe not other months. One of the other reasons this has been discussed is because City Council meets twice a month but sometimes there are things that the commission might need to hear to catch up with City Council, but have to wait till the next month and then that sets City Council behind too. This is just the beginning of a discussion.

Chairman Waltemate said his first gut reaction is we are already building pretty fast in the City of Middleton; he thinks by having two meetings we are inviting more building faster than our infrastructure can keep up with. He would like to keep it at one meeting and look if the agenda is

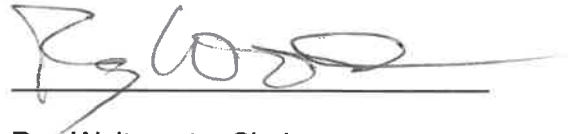
too big, then do a tentative meeting. But doing two full agendas, and meetings a month he thinks we will be getting ahead of ourselves as far as infrastructure and other issues that may arise. He wants to keep it to one meeting a month in order to be able to keep some kind of leash on the speed of development.

Commissioner Springston said she worries about decision fatigue as we experienced recently. She wants to make sure nothing can slip through the cracks because they are moving so fast. The one meeting a month keeps that bandwidth narrowed until we have the infrastructure to handle the new growth, much less the current growth.

Chairman Waltemate recommended that if an application is missing more than 5 or 6 items it is not heard on the agenda. There needs to be a drop-dead date where all the items are received, or the application is not on the agenda.


Commissioner Gregory said it would make better use of the commissions time to make sure they are given complete packets, so they are not having to revisit the same applications 2 and 3 times.

Adjourn: Commissioner Gregory adjourned the meeting at 6:08 p.m.



Ray Waltemate, Chairman

ATTEST:


Jennica Reynolds, Deputy Clerk
Approved: December 7, 2020

