

**CITY OF TWO RIVERS  
PLAN COMMISSION  
September 28, 2017**

**MINUTES**

The meeting was called to order by Chairman Buckley at 5:32 PM.

Present: Chairman Gregory Buckley, David England, City Engineer Jim McDonald and Bill Niquette. Connie Loden arrived at 5:45 PM.

Absent and excused: Rick Inman and Jayne Rulseh.

Also present: Vince Alber, Jeffrey Check, Larry Kaner, Steve Sonntag, Pat Zur and Vicky Berg, Recording Secretary.

**Review Certified Survey Map to create a 1.44 acre a parcel, Rivers Edge Condominiums Phase 2, in the 4400 Block of Tannery Road, submitted by Jeffrey Check, Oak Park Developers (owner)**

Discussion included the separation of common areas for Phase 1 and Phase 2. Easements related to storm water management will be recorded after the Certified Survey Map is recorded. Water easement is provided by the Certified Survey Map. The southerly ten-foot utility easement on the Certified Survey Map contains electric.

Motion by Commissioner McDonald and seconded by Commissioner England to approve the Certified Survey Map subject to any public utility or drainage easements as required by the City Engineer. Upon a roll call vote, Ayes (4): Buckley, England, McDonald and Niquette; Noes (0). Motion carried.

Commissioner Loden arrived at 5:45 PM.

**Consider a request to amend the Development Plan for Phase 2 of Rivers Edge Condominiums and review Site, Architectural, Lighting and Landscaping Plans, submitted by Jeffrey Check, Oak Park Developers (owner)**

The Fire Department reviewed the plans and is not recommending any revisions related to fire and emergency vehicle access, no additional fire hydrants are needed.

Motion by Commissioner England and seconded by Commissioner Niquette to recommend approval of the proposed amendments to the Development Plan for Phase 2 of Rivers Edge Condominiums and forward to Council for public hearing with the following conditions:

- a. Any requirements of the City Engineer or Fire Department related to utilities, infrastructure or storm water management.

- b. A Lighting Plan be submitted for Plan Commission review for any future exterior or additional site lighting prior to installation.
- c. Approval by the City Council of a Development Agreement for Phase 2.

Upon a roll call vote, Ayes (5): Buckley, England, Loden, McDonald and Niquette; Noes (0). Motion carried.

**Review Site and Landscaping Plans to enlarge the parking area at 3303 Lincoln Avenue, submitted by Krajnik Chevrolet (owner)**

Chairman Buckley noted the area proposed to be expanded was an area immediately in front of the showroom main entrance. However, the owner withdrew their request prior to the meeting.

At 5:53PM motion by Commissioner Loden and seconded by Commissioner McDonald to adjourn. Upon a voice vote, motion carried.

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Vicky Berg, Recording Secretary