

**City of Two Rivers
Plan Commission**

**Wednesday, August 22, 2018
5:30 PM**

Washington Highlands Planned Unit Development

Minutes

1. Call to Order
2. Roll Call

Chairman Buckley called the meeting to order at 5:34 PM.

| Attendee Name | Title | Status | Arrived |
|---------------|--------------|---------|---------|
| Greg Buckley | Chairman | Present | |
| David England | Commissioner | Present | |
| Rick Inman | Commissioner | Present | |
| Kay Koach | Commissioner | Present | |
| Connie Loden | Commissioner | Late | 5:36 PM |
| Jim McDonald | Commissioner | Present | |
| Jayne Rulseh | Commissioner | Excused | |

Also Present: Mary Aulik, Donna Bruechert, Mark Cretton, John Lukas, Tami Moreau, Sonja Reynolds, Peter Schmitt and Vicky Berg, Recording Secretary

3. Action Items

- A. Review proposed changes to the Site and Landscaping Plans for three 8-unit apartment buildings located on the west side of Washington Highlands Planned Unit Development, submitted by John Lukas, representing Abbey Ridge II, LLC (owner)

Discussion included snow removal, leaf removal, visitor and tenant parking, landscape materials and vision clearance adjacent to private driveways and street intersections.

The proposed gate at the north end of Washington Blvd. was discussed. Tenants voice preference for the gate to be removed. However, removal of said gate is not included in this amendment request. The Developer may request such an amendment after further dialog with the Condominium Association.

Motion that the Commission finds the proposed Site and Landscaping amendments to be substantial and recommend the City Council conduct a public hearing prior to considering the proposed amendments. Upon a roll call vote, motion carried.

| | | |
|------------------|---|--------------------------------|
| RESULT: | REFERRED [UNANIMOUS] | Next: 9/17/2018 6:00 PM |
| MOVER: | David England, Commissioner | |
| SECONDER: | Jim McDonald, Commissioner | |
| AYES: | Buckley, England, Inman, Koach, Loden, McDonald | |
| EXCUSED: | Rulseh | |

Discussion continued related to the parking areas and landscaping. Suggested modifications include eliminating the north and south parking stalls in the street side

yards of both properties, enlarging the islands between the driveways of the east building to accommodate the planting of one tree in each island.

Motion to consider a modified Site and Landscaping Plan for both parcels at the September meeting

RESULT: APPROVED ROLL CALL [UNANIMOUS]
MOVER: Kay Koach, Commissioner
SECONDER: Connie Loden, Commissioner
AYES: Buckley, England, Inman, Koach, Loden, McDonald
EXCUSED: Rulseh

4. Adjournment

A. Motion to adjourn at 6:36 PM.

RESULT: APPROVED VOICE VOTE [UNANIMOUS]
MOVER: Connie Loden, Commissioner
SECONDER: Jim McDonald, Commissioner
AYES: Buckley, England, Inman, Koach, Loden, McDonald
EXCUSED: Rulseh

Vicky Berg, Recording Secretary