

Planning & Zoning Commission
Regular Meeting
Tuesday, August 4, 2020 6:30 pm
City Hall Council Chambers

Present: Jim Hull, Larry Rosanbalm, DeAnna Martin, Chris Livingston, Aaron Widhalm, CM John King
Absent: Brian Bunch
Staff: Shelby Teufel, Missy Gentry, Kristen Ayers
Other: Brian "Auggie" Augspurg

Jim Hull declared there was a quorum.

Larry Rosanbalm made a motion to approve the Consent Agenda, seconded by Chris Livingston. Vote as follows: Jim Hull aye, Chris Livingston aye, Larry Rosanbalm aye, DeAnna Martin aye, Aaron Widhalm aye, John King aye

1. Consideration of the application for the Vacation of Strictus Street
Location: Strictus St South of Tall Grass Dr. between lots 114 and 191
Submitted by: Brian "Auggie" Augspurg

City comment given by Shelby Teufel: The commission opened and closed the public hearing on this matter at the last meeting, July 7, 2020 as well, City Council opened the public hearing in regards to this application but did not close the hearing on July 13, 2020. The commission had concerns regarding the cost of removal of the existing asphalt and installation of new curb and sidewalk. After speaking with Tony Bakken, Public Works Director, the estimated cost to the city would be approximately \$5,000.00. A second option is to leave the existing sidewalk and curbing and install a speed hump where the vacated property starts. This option would cost approximately \$3,000.00 or less. This vacation would be done by ordinance if it is the recommendation by the commission and approved by City council. The question of who would bear the cost of the above recommendations could be included in the motion. Public Works has committed to relocating the fire hydrant. The water service line for the resident on the South West corner of Tall Grass and Strictus would remain at this time as it is covered in the utility easement as proposed in the application.

Applicant comment given by Brian "Auggie" Augspurg: Auggie stated the last meeting in regards to this application brought to his attention may unknown factors he himself had not considered. Auggie stated at this time he would like to retract his application for the vacation of Strictus as stated in the application. His comments are attached to these minutes.

Jim Hull asked if this was Auggie's formal request to retract his application as of the date of this meeting. Auggie stated it was his formal request.

Shelby Teufel stated if the applicant was retracting his request it was the City's recommendation as well.

Larry Rosanbalm verified this will continue to be a public city street. Shelby Teufel confirmed this was correct there would be no change made.

Larry Rosanbalm made a motion to accept the retraction of the application, Chris Livingston 2nd. Vote as follows: Jim Hull aye, John King aye, Larry Rosanbalm aye, Aaron Widhalm aye, Chris Livingston aye, DeAnna Martin aye.

2. Other

Shelby Teufel: Follow up from the last meeting in regards to the sidewalks in Tall Grass. Missy Gentry has researched but we need to clarify the variance on Wright Street and will send our findings at a later date once all research is completed.

Jim Hull has concerns regarding the heavy equipment traffic from the development of Hunter's Ridge in regards to the damage it is causing to the city streets. Shelby Teufel stated the city is aware of the issues.

Shelby Teufel informed the commission of upcoming development applications. Finalization of Pleasant Hill Self Storage Phase 2 will ensure that the landscape plan for Phase 1 is completed as platted and enhanced landscape in Phase 2.

Hunters Ridge Phase 3 construction plans were approved. Hickory Hills Phase 6 construction plans have been approved. Jim Hull asked about the connection of Mulberry St. Shelby Teufel stated that is slated for Phase 7.

Replat of Broadway Estates lot 3 to add an additional 2 acres from the adjoining lot both owned by Jim Whistle.

Rezoning of 20 acre tract of land at the South East corner of 163rd Street and Lexington Rd brought forth by Josh Wilson from Ag to R-1. Josh Wilson is wanting to subdivide this property into 5 3acre tracts for single family dwellings.

Shelby Teufel wanted to bring to attention of the commission that there have been several inquiries into large lot developments within the city limits.

Jim Hull questioned if the commission should hold a workshop in the near future. Shelby Teufel stated that would be an option and to possibly schedule it before the next meeting.

With no further items to discuss, Chris Livingston made a motion to adjourn the meeting, seconded by DeAnna Martin. Vote as follows: Jim Hull aye, Larry Rosanbalm aye, DeAnna Martin aye, Chris Livingston aye, Aaron Widhalm aye, John King aye. Motion passed.

Missy Gentry
Administrative Assistant
Development Services
City of Pleasant Hill