
Meeting of the: COMMITTEE OF THE WHOLE COUNCIL
Date/Time: Thursday, March 17, 2016 @ 7:30 p.m.
Location: EMS Training Room; 516 S Fourth St
Members: Sonny Swangstu, Tim Swadley, Michael Engelberger, Ron Christianson, Paul Lawrence, Tom Majewski, Sid Boersma, Greg Jenson, Scott Truehl, Regina Hirsch, Tom Selsor, Pat O'Connor, Donna Olson

CALL TO ORDER

Council President Lawrence called the meeting of the Committee of the Whole to order at 7:30 p.m.

Finance Director Sullivan called the roll: 11 Alders present, Alder O'Connor was absent and excused.

Public Comment Period

Lisa Reeves; Spoke in regards to the Kettle Park West Phase II.

Kathleen "Tass" Johnson; Spoke in regards to the Kettle Park West Phase II.

Dennis Kittleson; Spoke in regards to the Kettle Park West Phase II.

Roger Springman; Spoke in regards to the Kettle Park West Phase II.

Overview, Discussion and possible recommendation to Council RE: KPW Phase II including:

- Preliminary Plat
- Certified Survey Map
- Rezoning Request

Dennis Steinkraus, with Forward Development Group, addressed the committee and gave an overview of the Phase II project. He further detailed the neighborhood plan and noted that the plan was first reviewed in 2012. He noted that changes to the Preliminary Plat's park land had been made after conversations with the Planning Commission and the Parks and Recreation Committee. He also addressed Council's concerns with the connection to Highway 138, the Traffic Impact Analysis, and the Park Layout.

Bill Dunlop, Engineer from JSD Professionals Services, addressed the committee regarding the Traffic Impact Analysis study that was completed by Strand and Associates. He noted that he had reviewed the study and agreed with the recommendations within it. The recommendations included traffic signals at Roby Road and Highway 51 and turn lanes into the development. He also spoke to the concerns with the right-of-way on Oak Opening Drive and Deerpoint Road. The Committee requested that the impact of response times be discussed at the next Public Safety Committee meeting.

Tom Lynch, Recreation Director, spoke to the proposed Parkland Dedication outlined in the Preliminary Plat. He noted that the concept does follow the City's Parks and Open Space Policy and that the proposed change made the park space from 10.3 acres to 16 acres. Committee discussion encompassed concerns of the parkland layout in relation to the surrounding houses. The Committee requested that the plan be sent for discussion at the next Parks & Recreation Committee meeting.

FDG Attorney, Dan O'Callaghan gave an overview and clarification of the Preliminary Plat approval. He explained to the Council that by Statute, the Preliminary Plat is to be approved within 90 days from when it was first introduced, which would put a deadline of June 1, 2016. He also noted that the final plat would need to be submitted in two years. Swadley requested to see market studies for the proposed development within the plat. He requested that these studies include: what types of housing is being proposed, hotel market information, and a demand for Senior Housing.

Alder Engelberger left the meeting at 9:30 p.m.

Dan O'Callaghan further explained that the developer plans to file the Final Plat in phases.

Motion by Swadley, to move the meeting into closed session, second by Majewski. Motion carried by a roll call vote 10-0. The Committee of the Whole went into closed session at 9:55 p.m.

The committee reconvened into open session at 11:11 p.m.

ADJOURNMENT

Motion by Hirsch, to adjourn the meeting the Committee of the Whole, second by Majewski. Motion carried unanimously by acclamation 10-0. The meeting of the committee of the whole adjourned at 11:20 p.m.
