

ARLINGTON CITY PLANNING & ZONING BOARD  
MEETING MINUTES  
JUNE 1, 2006

The meeting was called to order at 7:00 p.m., Chairman Nagel presiding.

Members present: Chairman Nagel, Kreft, Grabitske, Kramer, Scharping, Councilmember Reetz

Members absent: Hislop

Also Present: Mayor Czech, P&Z Administrator Jenness, James Soeffker, Mark Wentzlaff

Motion by Kramer, seconded by Reetz, and passed by unanimous vote to approve the minutes from the April 6, 2006 meeting as presented.

Chairman Nagel recessed the regular meeting to hold a public hearing.

Chairman Nagel called to order the public hearing for Preliminary Plat of a Replat of Phase IV of the High Island Creek Addition. It was noted that James Soeffker and Mark Wentzlaff were present. Jenness explained the changes being made (multi-family lots to single family lots and adding a cul-de-sac). Jenness stated that the water line for Lots 1-4 will come off of 8<sup>th</sup> Avenue, but the sewer will come through the cul-de-sac. Reetz commented that he would like the City Engineer to review the 16 ft. easement area to ensure that there is enough room. There was some discussion about pushing the plat through faster than the normal timeline in order to get the water and sewer lines in so ADI can start building the next twinhome. Jenness stated that it could be done, provided there was enough time to get the public hearing notice for the final published (minimum of 7 business days); a special meeting could be held before the Council meeting on June 19<sup>th</sup>. Kramer commented that a precedent will be set if the Board agrees to push up the timeline to accommodate this local organization and better be ready to do it for someone else that comes along; the Board agreed with this.

Motion by Grabitske, seconded by Scharping, and passed by unanimous vote to set a special meeting on Monday, June 19<sup>th</sup> at 4:00 p.m. in order to hold a public hearing for and approve the final plat of the replat of Phase IV High Island Creek Addition; so that it can go the Council meeting the same day for approval.

Motion by Kreft, seconded by Kramer, and passed by unanimous vote to recommend to the City Council to approve the Preliminary Plat of the Replat of Phase IV of the High Island Creek Addition.

Chairman Nagel adjourned the public hearing and reconvened the regular meeting.

P&Z Administrator Jenness handed out the following proposed ordinances:

- 1) An Ordinance Regulating the use of Private Water and Sewer Systems Within the City of Arlington and Providing for the Administration and Enforcement of Such Regulations, and
- 2) An Ordinance Regulating Individual Sewage Treatment Systems Within the City of Arlington and Providing for the Administration and Enforcement of Such Regulations.

He explained that State Law regulates that if water and sewer are accessible, residents must hook up and there are approximately 15 residents that fit these criteria. The City has a sewer ordinance that states that anyone within 500 feet must hook up to the city's system. If it is determined that a resident is not within the 500 feet, a Conditional Use Permit can be issued with the understanding that yearly testing is done and results are supplied to the City. The City is not trying to create a hardship for anyone and will work with those that are not financially able to do this (assess property taxes). Jenness stated that these documents were created as generically as possible and each resident will be handled on a case-by-case basis. Considerable discussion was held on when to make someone hook up (when financially feasible).

The monthly building permits for April and May were reviewed.

Brief discussion was held on the problem properties (weeds/grass) in town that are in foreclosure.

Kreft questioned what was happening with the Witt development. Jenness stated that he has not seen any activity of any kind.

Jenness stated that Hennen (development) was working with a better community program (grant) for smaller lots and homes.

Kreft questioned who was in charge of the dead (elm) trees. Jenness stated that years ago the City had a forester, but the State money ran out and therefore there is no one in charge of this anymore.

Motion by Grabitske, seconded by Kramer, and passed unanimous vote to adjourn the meeting.

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P&Z Administrator Harry Jenness

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Chairman Lowell Nagel