

**PLANNING & ZONING COMMITTEE
SPECIAL MEETING AGENDA
THURSDAY, NOVEMBER 14, 2013 @ 7:00 P.M.
ARLINGTON COMMUNITY CENTER**

1. Call to Order.
2. Pledge of Allegiance.
3. Approve Agenda.
4. Public Hearings.
 - A. Health Care Addition Preliminary Plat.
5. Adjourn.

**ARLINGTON PLANNING & ZONING BOARD
SPECIAL MEETING MINUTES
NOVEMBER 14, 2013**

The meeting was called to order at 7:00 p.m. by Chairperson L.Nagel.

Members Present: Battcher, Grabitske, Chairperson L.Nagel, R.Nagel, Pinske, Councilmember Curt Reetz, Vrklan

Members Absent: None

Also Present: PZ Adm. Smith-Strack, Dennis Van Moorlehem

Motion by Grabitske, seconded by R.Nagel, and passed by unanimous vote to approve the agenda as presented.

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

Public Hearing – Health Care Addition Preliminary Plat:

Chairperson Nagel called to order the public hearing regarding the Preliminary Plat for the Health Care Addition. PZ Adm. Smith-Strack explained that the City is entering into a lease with a new non-profit entity by year-end for the purpose of leasing the clinic/hospital buildings and grounds. She stated that in order to facilitate the lease replatting of Memorial Park Addition was needed. The following changes were being incorporated into the replat:

- The clinic and hospital will be combined into one lot. (i.e. Block Two, Lot 1).
- The existing boundary line between the hospital and Memorial Park will be adjusted by add a 351.17' deep x 60' wide strip to the hospital property beginning 130' from the southern lot line of park. This will enable the hospital to expand in the future.
- A lot/block description has been assigned to Memorial Park (i.e. Block Two, Lot 2).
- The northern lot line of 'Fairview Park' has been adjusted to reflect a small strip of land given to the Good Samaritan Center.
- A lot/block description has been assigned to Fairview Park (i.e. Block 1, Lot 1).
- A 20 foot strip of land deeded to the City for Chandler Street has been exempted from the plat.

It was noted that no written or oral comments had been received either for or against said replat prior to the public hearing. Dennis Van Moorlehem was present and expressed that he was in favor of the replat.

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

Reetz commented that Attorney Arneson was looking into whether or not there was a utility easement traversing the (north) property line or through the park (currently in the area of the gazebo). If there is one it will have to be moved. Pinske expressed his opposition to the expansion into Memorial Park (loss of park land/green space). It was noted that the gazebo would have to be moved.

R.Nagel introduced the following resolution and moved for its adoption:

RESOLUTION NO. 8-2013

**A RESOLUTION RECOMMENDING APPROVAL OF PRELIMINARY AND FINAL PLAT OF
“HEALTH CARE ADDITION” A REPLAT OF “MEMORIAL PARK ADDITION”.**

WHEREAS, the City of Arlington has initiated the replat of “Memorial Park Addition” in order to enter into a lease with a new non-profit entity by the close of the year for purposes of leasing the clinic/hospital buildings and grounds from the City; and,

WHEREAS, preliminary and final plats for “Health Care Addition” have been developed and are attached hereto as “Exhibit A”; and,

WHEREAS, the Planning and Zoning Commission held a public hearing on the preliminary plat following proper publication, posting, and mailing of notices; and,

WHEREAS, the Planning and Zoning Commission finds changes to land use and zoning are not contemplated; and,

WHEREAS, the Planning and Zoning Commission finds improvements are not contemplated as the “Health Care Addition” is a replat of an existing improved area; and,

WHEREAS, the Planning and Zoning Commission finds the preliminary plat is compatible with the Comprehensive Plan and conforms with or exceeds the design standards established by the Subdivision Ordinance; and,

WHEREAS, the Subdivision Ordinance provides for simultaneous review of preliminary and final plats for simple resubdivisions of property.

NOW, THEREFORE, BE IT RESOLVED, that the Arlington Planning and Zoning Commission hereby recommends the City Council approve the preliminary and final plat of “Health Care Addition”.

The motion for the adoption of the foregoing resolution was duly seconded by Vrklan and upon poll being taken thereon the following voted in favor thereof: Battcher, Grabitske, L.Nagel, R.Nagel, Councilmember Reetz, Vrklan; and the following voted against the same: Pinske; and the following abstained from voting: None; and the following were absent: None.

Adopted by the Planning & Zoning Committee of the City of Arlington this 14th day of November, 2013.

Signed: /s/ Lowell Nagel
Chairperson Lowell Nagel

Attested: /s/ Cynthia Smith-Strack
Planning & Zoning Administrator

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

PZ Adm. Cynthia Smith-Strack

Chairperson Lowell Nagel