

February 17, 2011

Planning Commission

- Work Session: Rezoning request for the Oakwood Country Club Property

Chairman Arthur Goddard called the meeting to order at 7:00 P.M. Members present: Andre Reynolds, Ron Sabransky, Jennifer West and Tracie Zamiska. Also present: Paul Kowalczyk, Building Commissioner, Andy Blackley, City Engineer, Ed Gallagher, Economic Development Director, Bob Abele, Traffic Commissioner and Keith Benjamin, Community Services Director

Rezoning request for the Oakwood Country Club Property – Chairman Goddard stated that the work session would be focusing on traffic. Mr. Kowalczyk stated that City Council on February 14, 2011 introduced legislation regarding First Interstates request to amend the request to rezone the Oakwood property from an R-75 Single Family District to a C-2 General Commercial instead of a C-3 Special Commercial District. Mr. Kowalczyk also amended his report to reflect that change.

Mitchell Schneider, President of First Interstate Ltd, gave a presentation regarding the rezoning request and the proposed development of the site. He stated that 40.7 acres are proposed to be used for commercial retail development and 21 acres would be a donation to the city to be used for green space which would include almost a mile of pathways winding throughout the site. If City Council approves the rezoning request he would be returning to the Planning Commission for site plan review. He explained the tax benefits to the city and the setbacks and buffering that will protect adjacent properties. As a matter of good faith, he stated that his promises would be embodied in a development agreement.

The commissioners received and reviewed the Traffic Impact Study earlier in the week that was prepared by Michael Schweickart of TMS Engineers Inc for First Interstate Ltd. A productive discussion took place among the commissioners, Mr. Blackley, John Cieszkowski of McKenna & Associates, Officer Abele, Mr. Gallagher and Mr. Kowalczyk regarding traffic concerns and especially the potential problem of cut-through traffic into neighborhoods. They agreed that the perceptions about the traffic and the realities may not be the same. They will meet again on February 24th at 7:00 PM to discuss traffic and the topics of issue identification, solutions and how those solutions would be implemented. Mr. Blackley will have a report ready for the March 3rd meeting. All communications or questions will be sent to Mr. Kowalczyk. The contact for First Interstate will be Chris Goodrich, Vice-president.

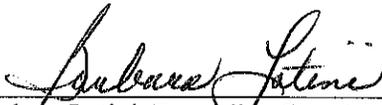
Chairman Goddard made a motion to adjourn the meeting. Seconded by Mr. Sabransky. All ayes. The meeting adjourned at 8:50 P.M.



Arthur Goddard, Chairman



Date



Barbara Latini, Recording Secretary