

Meeting Minutes
New Prague Planning Commission
Wednesday, December 16, 2009

1. Call Meeting to Order

The meeting was called to order at 6:33 p.m. by Planning Commission Vice Chair Pat Remfert with the following members present: Pat Remfert, Kay Wilcox, Bob Gilman and Ryan Peltier. Grant Gengel was absent.

City Staff Present: Ken Ondich, Planning Director.

2. Approval of November 18, 2009 Regular Meeting Minutes

It was moved by Wilcox, seconded by Gilman to approve the November 18, 2009 regular meeting minutes as submitted. Motion carried (4-0, Gengel absent).

3. Old Business - None

4. New Business

A. Request for Final Plat Approval – Eastland Second Addition – Witt Development, applicant.

Planning Director Ondich presented the staff report. He stated that at the November 18th Planning Commission meeting the Preliminary Plat hearing for Eastland Second Addition was held. He stated that at the December 7th City Council meeting the preliminary plat was approved. He stated that following preliminary plat approval the developer has addressed all the conditions placed on the preliminary plat approval. He noted that a developer's agreement and access agreement were reviewed by the City Attorney and will be up for Council approval on December 21st along with the final plat if the parties involved agree to sign the agreements prior to the meeting. He stated that final construction plans will be the final item to be approved by city staff. He also noted that Tom Topka, owner of land to the east of the plat, wanted it known that he and the developer have had discussions to work on a pond design for their mutual benefit rather than a smaller pond that Witt has proposed.

Commissioner Wilcox asked if the construction plans currently included a portion of the pond on the Topka property.

Jason Witt, applicant, stated that he has had correspondence with Tom Topka and that they plan on meeting next week to have discussions on including a revised pond in their construction plans that would provide a mutual benefit to both of their properties.

It was moved by Gilman, seconded by Peltier to recommend approval of the request for final plat approval of Eastland Second Addition, as proposed by Witt Development, Inc., with the following findings:

1. The plat complies with the purpose and intent of the New Prague Comprehensive Plan and Subdivision Ordinance.
2. The plat conforms to the requirements of the B-2 Zoning District in which it is located.

And with the following conditions:

1. Witt Development, Inc. must enter into a Developer's Agreement with the City of New Prague.
2. Witt Development, Inc. must enter into an Access Agreement Amendment with the City of New Prague.
3. Final Construction plans must be reviewed approved by the City Engineer, Public Works Director and City Planning Department before any work begins on the site and before the City will sign the plat.
4. The plat approval is subject to the utility extension permits from the Pollution Control Agency and the Department of Health.

Motion carried (4-0).

5. Miscellaneous

A. Planning Department Goals – 2010 Draft Review

Planning Director Ondich presented a listing of the draft 2010 Planning Department Goals for review by the Planning Commission. The Planning Commission accepted the 2010 Goals as information.

B. Commissioner Pat Remfert

The Planning Commission thanked Commissioner Pat Remfert for his eight years of service on the Planning Commission.

6. Adjournment

The meeting was adjourned at 7:05 p.m. by order of Vice Chair Remfert.

Respectfully submitted,



Kenneth D. Ondich
Planning Director