

PLAN COMMISSION

SEPTEMBER 21, 1994

Members Present: Carl Cepon, Ken Hellstern, Bill Smith, Steve Kaplan, Dan Robison, and Chairman Rudny

Members Absent: Bill Gill

Other Officials Present: Jon Wildenberg, Director of Building; Tracy Einspanjer, Village Planner; E.M. "Butch" Maiden, Rolf C. Campbell & Assoc.; and Barbara Swanson, Village Attorney

1. Call to order at 7:30 P.M. by Chairman Rudny.
2. Final Plat: Spruce Pointe Estates

Ms. Einspanjer explained that this final plat is for 12 single family lots averaging 13,350 square feet. The property is zoned R-3 and is located directly north of the Spruce Pointe Subdivision (south of Stearns School Road and west of Fuller Road). Per the annexation agreement, a 40-foot building setback and a 10-foot landscape easement has been established along Stearns School Road. In addition, a 10-foot fence setback is recorded on the plat to ensure that landscape material in the landscape easement will remain visible from the road.

The final plat is in general conformance with the Subdivision Ordinance and the Annexation Agreement and is recommended for approval subject to final engineering.

Mr. Jim Frain, engineer from Manhard & Associates, was present to answer questions. A question was asked about storm water detention. Mr. Frain stated that the existing Spruce Pointe detention pond will be expanded to meet the detention requirements for this property.

Mr. Smith moved; seconded by Mr. Cepon, to approve the final plat for Spruce Pointe Estates subject to final engineering.

Roll Call Vote:

Ayes: Cepon, Hellstern, Smith, Kaplan, Robison & Rudny

Nays: None

Motion Carried: 6-0

3. Public Hearing: Six Flags petition to amend Special Use Permit

See attached transcript from the court reporter Sandra K. Smith.

4. Mr. Cepon moved, seconded by Mr. Kaplan, to adjourn the meeting at 10:20 P.M.
Voice Vote: All Ayes

Respectfully submitted,

Tracy Einspanjer, Secretary
Plan Commission

