

## PLAN COMMISSION

Monday, April 5, 2021

The regular meeting of the Plan Commission of the City of Platteville was called to order by Council President Barbara Daus at 7:00 PM. Due to COVID-19 Pandemic, this meeting was conducted by digital means via Zoom.

### ROLL CALL:

Present: Barbara Daus, Amy Seeboth-Wilson, Staci Strobl, Mark Meyers, Isaac Shanley, Larry Ward, Dennis Cooley, and Ellen Stelpflug.

Excused: Evan Larson

Staff Present: Joe Carroll, Howard Crofoot, Adam Ruechel

Others Present: Sean Dreessens, Dan Dreessens

### MINUTES:

Motion by Strobl, Second by Ward, to approve the minutes from the March 1, 2021 meeting. Motion carried 7-0 on a roll call vote.

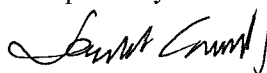
### MOTION:

- A. PRELIMINARY PLAT – Walnut Dell Subdivision (PC21-PP01-05)** Joe Carroll presented information on the requested preliminary plat. The plat meets the requirements of the subdivision ordinance and is in compliance with the Comprehensive Plan. Staff recommends approval. Dan Dreessens mentioned that the plat received a positive recommendation from the Town Plan Commission, Town Board, and County Zoning Committee. There was discussion related to the street design and construction, need for adequate turn-around area for the fire department, future street extension, and potential annexation to the City. Dan Dreessens mentioned that the Town is requiring a temporary cul-du-sac at the end of the street to provide adequate area for trucks to turn around. There was also a question related to a future northern highway bypass for the City in this vicinity. Carroll mentioned that a future road is identified on the Official City Map, but that is located further north than this property. Motion by Shanley, second by Cooley to approve the plat with the condition that adequate fire department access is provided. Motion carried 7-0 on a roll call vote.
- B. CODE AMENDMENT – Chapter 21: Subdivisions (PC21-CA01-04)** Carroll presented the proposed amendments to the subdivision ordinance. These are comprehensive amendments, but the primary changes are summarized as follows: incorporate the Conservation Subdivision language that was previously discussed, incorporate the recommended changes from the Sidewalk Policy, eliminate redundant language related to parkland dedication; changes to the procedural process for approving plats to better reflect the actual process that is followed; updates regarding approval process and platting requirements; additional changes based on a model ordinance that updates the language. Motion by Ward, second by Cooley, to approve the changes and send to the Council for consideration. Motion carried on a 7-0 roll call vote.

### ADJOURN:

Motion by Meyers, second by Strobl to adjourn. Motion carried 7-0. The meeting was adjourned at 7:45 PM.

Respectfully submitted,



Joe Carroll, Community Development Director