



## Town of Alpine

DATE: **January 10<sup>th</sup>, 2006**

**Attending:** P&Z members: Dave Gustafson and Don Sherman. Karl Scherbel, Steve Chichinsky, Donn Wooden, Matthew Kell, Rosemarie Littleton, Rob and Christine Wagner

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### Planning & Zoning Meeting MINUTES

1 - **CALL TO ORDER at 7:05pm**

2 - **ROLL CALL & ESTABLISH QUORUM-** *No Quorum, Scott Reed and Paula Stevens absent. Meeting continued to hear scheduled issues as they did not need motions to continue to Council. P&Z could make a recommendations for these issues instead.*

3 - **P&Z MINUTES** November 8<sup>th</sup> & December 13<sup>th</sup>, 2005 *Need Motion (No meetings for November 22<sup>nd</sup> or December 23<sup>rd</sup>, 2005)*

4 - **COUNCIL MINUTES:** October 18<sup>th</sup>, November 1<sup>st</sup>, November 15<sup>th</sup>, December 6<sup>th</sup> and December 20<sup>th</sup>, 2005

**\*\*\*\*\*ALL MINUTES APPROVALS ON HOLD FOR MOTIONS AS THERE WAS NO QUORUM.**

5 - **TONIGHT'S APPOINTMENTS/ NEW BUSINESS:**

- **Palisades Pines/Jim Sandner Replat Review** - Karl Scherbel is presenting a replat for the Palisades Pines subdivision located within the 1 mile radius of the Town. The replat is simply to change the position of roadway to facilitate a better approach onto the hill within the subdivision. There are no more impacts to the Town, nor any changes to lots, lot dimensions or change of lot amount, subdivision layout, etc. They are vacating the original plat that was already approved by the Town of Alpine Council on April 6<sup>th</sup>, 2004 (*see paperwork given to you at this meeting*) and replat to move the road within that subdivision. This was a review for P&Z; final approval is with Town Council. Dave and Don felt the concept was good. **Dave and Don recommended the issue continue to Council and will send a memo regarding their decision since a motion could not be made due to no quorum.**
- **Steve Chichinsky- Master Plan for Buffalo Sage Townhomes** - Steve is presenting a master plan and basic building plan for the townhome design. He has written a letter summarizing his plan and enclosed a plat design to P&Z and Council (*mailed to P&Z prior to meeting*) He plans on returning in Spring to go through the building permit process in the manner P&Z feels is appropriate for this type of building plan. Please advise Mr. Chichinsky how you would like the future building permit applications completed. For example would he apply for: each individual building, entire complex at one time, or in building phases, etc. **\*\*Riverview Meadows Homeowner's Association has approved the basic plan as Mr. Chichinsky has agreed to abide by the RVM CC&R's. They advised it is not their final approval though; their approval is for the basic design/plan.** Dave and Don felt that to facilitate Steve's plan it would be best to have the other members review it. Then more information can be giving to Steve to help him have a more completed plan before going to Council. It was agreed upon by P&Z and Steve for him to return for next meeting. **Continued to next P&Z meeting for review from other members.**
- Matt Kell was present with his mother to observe a public meeting. He was there for a merit badge with the Alpine Troop 112 Boy Scouts.

6 - **UNFINISHED/ONGOING BUSINESS:**

- **Signage Variance Request Permit #V-07-05 Carla & Mike Stone** - They are requesting a variance to have a 22ft. high free-standing sign and 280 sq.ft. of physical signage from the 80sq.ft. maximum allowed to accommodate approximately seven (7) businesses. **Continued until Business District works on issues discussed.**
- **P&Z ATTENDING COUNCIL MEETINGS:** none at this time - 1) 2)

7 - **ADJOURN MEETING- at 7:50pm**

**Items mailed or given in Dec. 13<sup>th</sup> meeting to P&Z before tonight's meeting:**

- October 18<sup>th</sup> Council minutes
- November 1<sup>st</sup> Council minutes
- November 15<sup>th</sup> Council minutes

- December 6<sup>th</sup> Council minutes
- December 20<sup>th</sup> Council minutes
- December 13<sup>th</sup> P&Z minutes
- Practical Issues in Adopting Impacting Fees for Annexation paperwork
- Bryant Brown's letter re: North Alpine Annexation
- Lincoln Cty. P&Z Report re: Alpine Development Group, LLC.

***Items given to P&Z during tonight's meeting:***

- Letter from Bill & Mary Flowers/RVM Property Owners Assoc. re: New Waste Treatment Plant
- Letter from Donn & Pat Wooden re: New Waste Treatment Plant
- Copy of April 7<sup>th</sup>, 2004 letter from Mayor Lloyd to Mike Archibald re Jim Sandner plat for Palisades Pines
- Copy of Preliminary Plat of Palisades Pines attached to Mayor's letter

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*Dave Gustafson, P&Z Chairman*

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*Date*

*Attest:*

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*Don Sherman (Commission member)*

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*Date*