

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, NOVEMBER 12th, 2024 @ 6:00 P.M.

The meeting was called to order by Chairman Brody Oldfield at 6:00 p.m.

ROLL CALL: Dustin Hirsch, Mitchell Woldt, Casey Kenrick, Brittini Bjorum and Brody Oldfield were present. Also present was the City Administrator and City Attorney.

CALL FOR CHANGES: Motion by Kenrick, second by Hirsch to approve the agenda of the meeting for November 12th, 2024. Motion carried.

CONSENT CALENDAR: Motion by Woldt, second by Bjorum to approve the minutes of the regular meeting of October 7th, 2024. Motion carried.

PRELIMINARY/FINAL PLAT – LYON LLC

Motion by Hirsch, second by Woldt, to open discussion. Motion carried.

City Administrator Lisa Schieffer presented to the Board the Preliminary/Final Plat of Lyon LLC. Additional documentation was provided including street improvements. In attendance was Kristi Lyon representing Lyon LLC.

Motion by Hirsch, second by Kenrick to close discussion. Motion carried.

Motion by Kenrick, second by Bjorum to recommend approval of the preliminary/final plat of Lyon LLC to the Board of Commissioners. Motion carried.

PRELIMINARY PLAT – NORMAN RANCH

Motion by Kenrick, second by Woldt, to open discussion on the Design Exception Request and Preliminary Plat. Motion carried.

Megan Kingsbury from Vanocker Development along with Kyle Treloar (via zoom) presented to the Planning and Zoning Board their request for the Design Exception Request and Preliminary Plat. Ian Garduna from Renner Associates was also on-hand to answer engineering questions. The Board was informed that meetings have taken place between Vanocker Development, Renner & Associates, and the City's engineers HDR.

Chris Robinson from HDR did a breakdown on the comments that were presented to Vanocker Development and the Planning & Zoning Board. The two key issues were 1) size of the force main and velocity per second, and 2) capacity of existing Summerset Lift Station.

Mr. Treloar explained to the Board the feasibility of the project with the different phasing and when improvements would be done on the same.

Discussion ensued on back up plans and/or contingencies regarding air valves, pumps, overloading on the lift station and whose responsibility it would be during, and once the project is completed.

Lindsay Shagla from HDR discussed pigging the sewer lines or running a camera through the same, but it is difficult to get a camera through because of the bends in the lines. There are no current records at Meade County regarding the original sanitation system when it was built.

Anthony Kayl, Public Works Director, stated that he would be replacing one of the valves and they would conduct a test.

Discussion turned towards flow meters and flow tests to record the data. The Board ensued discussion on backup plans and legal implications if something were to not work correctly.

The Board ended discussion about the exception request and asked if any items were still needed to be addressed on the preliminary plat. Ms. Shagla stated that they would still need to have a letter from the US Army Corp of Engineers regarding the wetlands.

Motion by Kenrick, second by Hirsch to close discussion. Motion carried.

Motion was made by Woldt, second by Kenrick to recommend to the Board of Commissioners approving the Design Exception Request and Preliminary Plat contingent upon the following items:

- 1) Extended warranty on Norman Ranch pump and lift station to three (3) years;
- 2) Air valves working to increase adequate flow;
- 3) Plan between the developer and city in case it is overloaded;
- 4) Letter from US Army Corp of Engineers for work in wetland area.

Motion carried.

ADJOURNMENT

Motion by Kenrick, second by Bjorum to adjourn the meeting at 7:27 p.m. Motion carried.

Brielle Schrock, Finance Officer

Brody Oldfield, Chairman