

Village of Eagle
Planning Commission Meeting Minutes
May 25, 2021 Start Time 7:00 P.M.
Eagle Fire & Rescue Department

The May 25, 2021 Planning Commission Meeting was called to order at 7:16 P.M. by Chairman, Terry Caddy. The chairman made the announcement that the Open Meetings Act is posted on the east wall of the meeting room and that the meeting announcement and agenda were posted at the announcement boards located at the Eagle Park, Village of Eagle Office, and the Village of Eagle Fire Department. Roll call of Planning Commission Members present included: Terry Caddy, Ashley Moyer, Justin Davison, and Willa DiCostanzo. James Dobbins arrived at 7:27 P.M. Randy Todd, was absent. Additional attendees included: Maureen Caddy, John Surman, and Rick Hestermann.

The first item of business was discussing that we needed to renew positions for Chairperson, Vice Chair, and Secretary.

DiCostanzo moved for Terry Caddy to be renamed as Chairperson. The vote was taken and the motion was approved with 4 members of the Planning Commission voting in favor.

DiCostanzo – yes

Davison – Yes

Moyer – Yes

Caddy – yes

Caddy moved for Willa DiCostanzo to be named as Vice Chair. The vote was taken and the motion was approved with 4 members of the Planning Commission voting in favor.

Moyer – Yes

Caddy – yes

Davison – Yes

DiCostanzo – yes

DiCostanzo moved for Justin Davison to be named as Secretary. The vote was taken and the motion was approved with 4 members of the Planning Commission voting in favor.

Moyer – Yes

Caddy – yes

DiCostanzo – yes

Davison – Yes

The second item of business was for the purpose of discussing the changes/updates for the 2021 Subdivision Regulations. Caddy went into discussion that the plan needs to be evaluated on an estimated every 10 year window to stay up to date with the communities growth plans. There is a need to get the fees and regulations updated so that we are current for anyone coming to the Village wanting to develop.

Caddy then explained that three different developers have approached the Village with plans for three different areas:

Developer #1: A 50 acre parcel directly east of Eagle Elementary school with an estimated development of 150 homes

Developer #2: On the northwest corner of 226th and O Streets an estimated 35.3 acre homesteads

Developer #3: The corner of 214th and A streets there is 17 acres for an estimated 20-30 .5 acre parcels.

Caddy then went into discussing the key points of the updates that he viewed as important updates:

#1: Definitions were added, removed, and updated

#2: Cul de sac requirements updated to add a 20' diameter grass center which would allow for snow to be piled in the center and not require employees to transport the snow further outside of the village. Also, increase the diameter of the cul-de-sacs to 100' in total to allow for the above stated grass center and more room for vehicles to be parked and traffic to flow better with said parked vehicles on the streets.

#3: Pedestrian Easements for blocks over 600' would require sidewalks to be 6' wide rather than 10' wide. This is to help deter from motor vehicles from traveling these paths.

#4: The table on page 18 of the regulations has been updated to reflect:

i- Cul-de-sacs to be 100' in diameter

ii- Marginal access street thickness increased to 8" to allow better integrity in an attempt to save the village money in the future to reduce repairs

#5: Recommend that developers have "pre-meetings" with the Steering Committee prior to having the Engineer and Attorney at the initial meetings with developers in an attempt to save money.

#6: When developed the village must maintain park areas and decide whether they want to have a Community Park or Neighborhood Park. The Developer would need to either designate a portion of ground to be given to the Village for Park areas or pay the Village \$1,500 per lot so that land could be purchased by the Village to designate a Park Area.

#7: DiCostanzo brought up a question about whom is responsible if a street failure was to happen. Maureen Caddy addressed that we can escrow for 10% of the cost of the project and hold those funds for up to a year to ensure that the streets don't fail. At that time the Village could accept the project as completed and release those funds. Maureen is going to do more research in regards to this topic.

#8: If within the ETJ the Village requires that the acreage developments follow the Villages minimum street standards outlined in change 4.02.01: *new acreage subdivisions in the Village of Eagle ETJ shall be required to have paved streets/roads consisting of asphalt or concrete, and streets/roads will be at minimum 22 feet in width. All streets/roads (including ingress and egress points) shall be paved and ditched for appropriate drainage.*

The last item of business was Maureen Caddy went through her additional changes to the 2021 Subdivision Regulations. She wanted more time to review and finalize her updates to the Regulations as well as talk with the Village Engineer about her changes. Maureen was getting Engineer contact information from Nick Nystrum and would move forward with finalizing her changes to be approved.

Ashley Moyer – left the meeting at 9:15pm.

We set a meeting to review and approve Maureens changes for June 8th at 7pm at the Eagle Fire and Rescue.

Seeing no further items of business the Planning Commission Meeting was adjourned at 9:17 P.M.

A recording of this meeting was made and is available at the Village of Eagle Office.

A handwritten signature in black ink, appearing to be "D. De..." with a long horizontal stroke extending to the right.