

**MINUTES
PLANNING COMMISSION**

APRIL 23, 2012

Chairman Dan Roberts called the meeting to order at 6:30 p.m. Members present were Darlene Loven, Donovan Mayer, Bob McDaniel, and Jeff Bertram. Also present was Renee Eckerly, City Administrator, Stephanie Hormann, Cable Coordinator, Ron Wasmund, Inspectron, Inc, and Stan Yarmon.

**Motion was made by McDaniel to approve the minutes of the April 2, 2012
Planning Commission Meeting. Seconded by Loven and unanimously carried.**

MAY 7TH & 21ST MEETINGS

Eckerly reported that if there is something that needs to be done at the May 7th meeting, a meeting will be held, but if nothing comes up, that meeting would be canceled and the next time the Planning Commission would meet would be May 21st.

OPPORTUNITY PARK FINAL PLAT

Eckerly reported that she was notified that Land & Lease Development, LLC has asked for an extension on their Option Agreement until December 2012. The City has up to a year to approve the final plat after the approval of the preliminary plat. She also recommended that the Commission wait to take action until the City Council makes their decisions regarding this proceeding with Land & Lease Development, LLC. The design of the lot was discussed as the plat includes an outlot and a specified lot of 52,000 square feet that Land & Lease Development, LLC had wanted. The Commission also discussed changing the contingency fee in the future, as the City has only received \$2,500.00 for the Option Agreement, and hasn't received the \$10,000.00 in earnest money.

Roberts recessed the regular meeting and opened the Opportunity Park Final Plat Public Hearing at 6:45 p.m.

Yarmon was in attendance and asked questions about the vacation and easement by the new Credit Union and the price per acre on the plat.

There being no further comments or questions the public hearing was closed at 6:53 p.m.

Motion was made by Mayer to allow the option agreement to expire and negotiate a new agreement for as much as possible and recommend such to the City Council. Seconded by McDaniel and unanimously carried.

Motion was made by Mayer to continue the Opportunity Park project to install street and utilities, accept bids, and recommend such to the City Council. Seconded by McDaniel and unanimously carried.

BUILDING INSPECTION SERVICES AGREEMENT

Wasmund was in attendance to answer questions about the agreement and he reported that Inspectron has made efforts to get open permits closed since the last time he spoke to the Commission. The oldest open permits are from 2011. Bertram stated that it's one thing to catch up with the permits, it's another to keep up with them. Roberts then asked what can be done with certain contractors who often don't close their permits. Wasmund responded that his next step would be to call the names with a lot of open permits to come into City Hall and discuss his concerns with them. Wasmund also reported that permit activity is up 10% from last year at this time. Setting up quarterly meetings or conference calls with Wasmund or creating a subcommittee was also discussed to create better communication between the City and Inspectron.

Motion was made by McDaniel to approve Inspectron's contract through December 31, 2013 and recommend such to the City Council. Seconded by Loven and unanimously carried.

There being no further business the meeting was adjourned at 7:43 p.m.