

RIVERDALE PLANNING & ZONING AND COMMISSION PUBLIC MEETING MINUTES
Riverdale City Council Chambers, 110 Manor Drive, Riverdale, Iowa 52722
DRAFT, Pending P & Z Commission Approval

7:00 p.m. Thursday, May 24, 2018

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1. Roll Call.

Chairman Mark Griswold called the regular meeting to order at 7:00 p.m.. Present at roll call were Planning and Zoning Commission members Bill Briesch, Gloria Gierke and Mark Griswold. Member Kevin Adams was absent. Also present were City Administrator Tim Long, City Engineer Chris Cooper, Council members Anthony Heddlesten and Doug Littrel, Civil Engineer Maggie Motto, J & M Civil Design (for Woods Estates) and various members of the community (see sign-in sheet, attached).

2. Review and Approval of the Agenda.

Motion by Briesch, second by Griswold to approve the Agenda as presented. Voice vote, all

3. Approval of the Minutes.

3.1 Approval of the Commission Meeting Minutes from the April 24, 2018 meeting.

Motion by Gierke, second by Briesch to approve the minutes for the April 24, 2018 meeting as presented. Voice vote, all ayes. Motion carried.

4. Public Hearing, Preliminary Plat, Woods Estates Subdivision.

Motion by Briesch, second by Griswold to open the public hearing at 7:03 p.m. Voice vote, all ayes, motion carried.

Griswold opened the floor for public comment. He noted that the City Engineer and Administrator had raised concerns with the developer over the size and height of the 20-Acre/foot detention pond as proposed, and that the developer's engineer was revisiting the concept. Long, replying to Gierke, confirmed that a ten-foot deep, twenty acre/foot pond would have to be certified and inspected as a registered dam. Council member Heddlesten clarified the definition of the "100-year storm" and its importance as a measure for controlling new stormwater flows. Engineer Maggi Motto (for Woods Development), responding in general terms, stated that alternate, less deep stormwater detention areas can be used as public open space for recreation. Responding to Council member Littrel, Motto stated that detention ponds being discussed are not large enough to create a catastrophic flood. Constituent Jim Behrens proposed utilizing the twin 30" stormwater pipes under the highway to convey the stormwater to cooling ponds on Alcoa / Arconic property. Long noted that the City's subdivision ordinance likely precludes using other's property to manage new stormwater, but would inquire of Arconic. Motto stated that in their re-visiting of stormwater management for their client, they were considering adding three other areas within the subdivision, and would likely have to lose some building lots to gain the amount of detention area needed. Responding to Heddlesten, Motto stated that the small detention area near the highway presently shown on the preliminary plan is

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temporary to deal with the runoff from the access road from the highway to the hilltop. Heddlesten, replying to Gierke, noted that there were very real long-term costs to maintaining a "high hazard" dam, including inspection and rodent and landscape control. Constituent Steve Townsend observed that a water main on Fieldcrest shown on the preliminary plat had been abandoned in place. Long, replying to Behrens, stated that the developer was responsible for obtaining the permit and necessary land to access Highway 67, and the Iowa Department of Transportation had authority over the issuance of the permit. Behrens shared several observations about permit authority in past years.

Long advised that further discussion would be brought to a subsequent meeting before any recommendation would be sent to Council.

With that understanding, there were no further comments, Griswold called for a motion to close the hearing.

Motion by Briesch, second by Griswold to close the public hearing at 7:40 p.m. Voice vote, all ayes. Motion carried.

5. Consideration of Woods Estates Subdivision meeting zoning and subdivision regulations.

No consideration was made and no action was taken on this agenda item.

6. Adjournment.

Motion by Briesch, second by Gierke to adjourn the meeting at 7:42. p.m. Voice vote, all ayes.

Respectfully submitted,

Tim D. Long, Acting Secretary

PLEASE SIGN IN
PLANNING & ZONING
PUBLIC HEARING
WOODS ESTATE SUBDIVISION PLAT
MAY 24, 2018

PLEASE PRINT YOUR NAME

<i>STEVEN TOWNSEND</i>	_____
<i>JAN BEMAN</i>	_____
<i>George Seaberg</i>	_____
<i>Teri Stickler</i>	_____
<i>Maggie Iverson</i>	_____
<i>Lois KEMPTON</i>	_____
<i>Doug Littrel</i>	_____
<i>Windy Sylvester</i>	_____

