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**Spring Creek Preliminary Subd Plan (con't)**

The question of slant curbing versus vertical curbing was one issue he was a little unsure of for along Kimmerlings Road. Inside the development slant curbing is proposed. Mgr Grumbine told Saxinger she would consult with the Board of Supervisors and get back to him to let him know which option they prefer.

A discussion followed about the location of a proposed house and driveway for the lots. Saxinger stated he could depict on the subd plan a location but some of the lots would actually have some choice about the exact location. However on most of the lots there are no options as the majority of the development is zoned R-2. The R-2 zoning means less footage per building lot. Member Scheer questioned the lots facing Kimmerlings Rd. Would there be enough footage for the vehicles to turn around in a driveway and enter onto Kimmerlings as opposed to backing out of the driveway? Saxinger indicated there is enough footage to allow for that. Saxinger told Mgr Grumbine one thing that is still needed are street addresses. Another question about the streets was whether the overlay area will be paved using property-to-property lines or the transition area. Mgr Grumbine replied she would think it would be the transition area but she would like to check on this item also.

The Twp Planning Comm had mentioned the possibility of a contribution, from the developer, for installation of a traffic light to be located at Kimmerlings Rd and 7<sup>th</sup> Street (Rte 343). A discussion took place between Saxinger and the Planning Comm about the replacement of portions of the storm system located at the Marcon Dr and Kimmerlings Rd intersection, as well as the area around 831 Kimmerlings Rd. Double inlets will be installed and along with new pipes. There is no comparison between the costs of a contribution toward a traffic light as to the cost of the storm water system improvements. Mike Saxinger indicated he would provide this info to the Commission as being requested

Some of the residents who were in attendance asked to see the plans and confirm some of the details that were being discussed. Some questions were asked about how this development will affect the Briar Lake community. Saxinger replied there would be no effect on the Briar Lake community at all. He then questioned Mgr Grumbine about a small lot add on to the plan. Should this plan submission be called a subdivision/add on plan? Mgr Grumbine referred him to County Planning for an answer to that question.

Saxinger then started discussing the screen planting that is being required in the wetland area, which will also act as a storm water basin. After some discussions with the County Engineer and County Planning, it was agreed a waiver would be considered if the screen plantings would be increased significantly. This would allow for natural habitat areas and shade for the wetlands. The responsibility for maintenance of this area would be with the owner of Lot 21. Chp Martin stated this requirement would be listed right on the deed to the property of Lot 21. The owner of Lot 40 will maintain the other storm basin. She also asked about the maintenance of the (2) large basin lots before the properties are sold. Saxinger stated it would be the responsibility of the developer.

**C.)Homestead Acres Phase IV Final Subd Pl****Location/Zoned:**off Grace Ave/R-1**Office Submission Date:**8-04-05

Mr. Saxinger is also the Engineer for Homestead Acres Phase IV. He said he would like to request an extension for the original Preliminary Plans in order to maintain the lot sizes that were listed on the original plans. He continued onto say the street layout has been redesigned for this plan. Another big change involved the new storm water Ordinances that have been adopted since the Preliminary Plan had been submitted and approved. Due to the changes that were required the actual completion of the plans has taken longer than was originally thought. Also due to the changes in the design there are approval letters that will be needed from the Conservation District and the County Engineer regarding the Flood Plain for submission to the Corps of the Army Engineers. This is in reference to the (2) stream crossings in the wetlands. Involvement with the Army Corps could take as long as (6) months. Saxinger said he would appreciate the Planning Commission giving a recommendation to the Supervisors to grant the request for an extension of the Phase IV plan for Homestead Acres.

