

Devils Lake Planning Commission
8-28-08

Present: Kevin Davidson, Dave Hovendick, Larry Liere, Fred Bott, Rick LaFleur, Allan Thompson, Tim Greene, Terry Thompson, Tom Traynor, Ray Sletteland, Mike Grafsgaard, Gary Martinson.

Larry opened the public hearing for review of the preliminary plat for Greenview Heights Subdivision, located in the S1/2NW1/4 of Section 8, along County Rd 1. The subdivision would be zoned as Low Density, which would allow single family or duplexes.

It was noted that the plat stated Medium Density and would have to be corrected.

Rick LaFleur stated the back part of the area is in CRP for another 4 years but eventually the road through the subdivision would extend west and north to tie in with existing roads.

Mike said it is about 1000' to connect to the roadway by Dennis Skyberg's and that road would develop with future housing. There would need to be a temporary turn around at the dead end road.

Rick LaFleur said they will install Pike Avenue, which runs parallel to Cty Rd 1, and install the sewer. Their plan is to have twin homes built.

Mike stated that if the road is eventually extended to the west, a cul de sac won't be required, but there will need to be a temporary turn around at the dead end.

Larry closed the hearing and opened the public hearing to review a preliminary plat for Eagle Bend Estates 11th Subdivision, located in the NW1/4NW1/4 of Section 8.

It was noted that the zoning request is for single family; the plat incorrectly states medium density.

Rick LaFleur said they would put a temporary turn around at the east end of the subdivision where South Parkway dead ends. The roadway will eventually turn south and tie in to Eagle Bend Drive. There will need to be some further planning on how that road ties in.

Mike said if they made a provision for a turn around at the dead end, the plat could be left as is.

Larry closed the public hearing and opened the regular meeting. Ray made a motion to approve the minutes of the last meeting. Motion 2nd by Tim. Carried.

Tim made a motion to approve the preliminary plat for Greenview Heights Subdivision with the zoning as Low Density and the provision of a temporary turn around at the dead end of Kays Street. Motion 2nd by Kevin. Carried.

Tim made a motion to approve the preliminary plat for Eagle Bend Estates 11th Subdivision with single family zoning and a provision for a temporary turn around at the dead end of South Parkway. Motion 2nd by Ray. Carried.

Larry asked if the City could consider a huge increase in street maintenance. Can the Planning Commission make a recommendation to the City Commission to increase the budget and do more seal coat projects?

Mike said most of the roads would not benefit from a seal coat, but should have an overlay instead. Currently there is \$700,000 in the budget for street maintenance. Discussion has been held about forming an infrastructure committee to determine what areas should be replaced first. The Planning Commission could definitely make a recommendation to the City Commission to increase the amount spent on street maintenance.

Ray asked how the additional maintenance would be paid for.

Larry felt the City Commission could decide that.

Fred stated that a number of projects took 2nd place because of the necessity of getting the new water transmission line installed. Terry Johnston had suggested a committee be formed to prioritize projects.

Terry made a motion to send a recommendation to the City Commission to increase the street maintenance budget. Motion 2nd by Tim. Carried.

Kevin made a motion to adjourn the meeting. Motion 2nd by Ray. Carried.

Respectfully submitted,

Helen Carlson
Recording Secretary