

**GREENWOOD PLANNING COMMISSION  
WEDNESDAY, DECEMBER 20, 2017  
7:00 P.M.**

**1. CALL TO ORDER/ROLL CALL**

Chairman Lucking called the meeting to order at 7:00 p.m.

Members Present: Chairman Pat Lucking, Commissioners Lake Bechtell, Jennifer Gallagher, Doug Reeder, and David Steingas

Others Present: Council Liaison Kristi Conrad and Zoning Administrator Dale Cooney

Absent: Fiona Sayer

**2. MINUTES – November 15, 2017**

Commissioner Bechtell moved to approve the minutes of October 18, 2017 as written. Commissioner Gallagher seconded the motion. Motion carried 5-0.

Cooney pointed out that, since the five regular members were at this meeting, Steingas should have been considered an alternate, and that therefore his vote was removed from the vote count. Cooney said that when there is not an absence Steingas can participate in discussion but cannot vote on motions.

**3. PUBLIC HEARINGS**

**3a. Public hearing to consider conditional use permit request of Rick and Kim Polk for 4660 Linwood Circle to regrade the property in conjunction with the construction of a new house and to build an in-ground swimming pool.**

Chairman Lucking introduced the agenda item. Steingas recused himself and stepped away from the dais.

Lucking opened the public hearing. Steingas, builder for the applicant, said that his company, Steiner and Koppelman, is requesting a CUP for grading and a swimming pool.

Bechtell said that he liked the plan except for the secondary driveway which he said would eventually be paved.

Gallagher asked about the retaining wall for the pool. Steingas said that there would be a large retaining wall on the lake side for the pool.

Bechtell asked about the old retaining walls. Steingas said that there are a number of retaining walls by the house and driveway that will be removed. He said that they are reconfiguring the grading of the property so that the home is on the highest point and that there would be a walkout on the lake side.

Lucking said that the grading ordinance is in place to prevent cheating the house height restrictions by piling up the grade around a house after the fact. He said that was not the case in this instance. He said that the ordinance used to allow the zoning administrator to waive the CUP, but that there were some circumstances where staff became too lenient. Lucking said that, for those reasons, that language was removed. Lucking said that he thinks the current situation is too restrictive and perhaps the code could again allow the zoning administrator and engineer to waive the requirements.

Steingas said that the city may want to consider a restriction on importing more than 7 cubic yards of fill. He said most builders try to have no net gain in fill. He said excavating for the house creates a lot of extra fill that can be used on site or hauled away. But, Steingas said, that importing fill to a site implies that there may be some excessive grade alteration happening.

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Reeder said that he thinks that there is an issue with this property being over hardcover limits. Steingas said that he had proposed a grass pave system that is impervious, and was not included in the hardcover calculations. He said that he has removed that proposal and will now simply plant grass in this area. He said that there will not be a driveway here, and that the lower garage is just for boat storage.

Conrad asked about the patio on the north side that staff had mentioned in the staff report. Steingas said that they will not be building that patio by grading the area, but will instead have a 5 foot cantilevered deck.

Cooney said that the proposed driveway should have a 5 foot setback and that he forgot to mention that in the staff report. Steingas said that he would comply with that.

Lucking closed the public hearing.

Lucking said that approval conditions should include comments from the city engineer. Cooney said that he did not think that mitigation should be required based on how Greenwood code is written. Lucking agreed and said that engineer comments 5, 6, and 7 should not be part of the CUP.

Motion by Reeder to approve the request as proposed with the conditions that the north patio be removed in favor of a deck, and that city engineer comments (dated December 12, 2017) numbers 1 through 4 and 8 be adhered to. Motion was seconded by Bechtell. Motion carried 4-0.

#### **4. OTHER BUSINESS**

#### **5. LIAISON REPORT**

Conrad presented the liaison report. She said that the city is considering eliminating the planning commission and replacing it with an advisory board that would meet prior to the city council meeting. She said that some on the city council think it is a luxury for a city of the size of Greenwood to have a planning commission. Conrad said that there is also a new law in place that creates a short turnaround time for staff to prepare staff reports for the city council. She also said that, since staff is hourly, the proposed arrangement would reduce staff costs. Conrad said that it would also reduce the timeline for a decision.

Cooney said that he thought the timeline was a big upside for applicants since it would remove nearly a month from the process and that there is still time to revisit an item within the 60 day timeline.

Steingas recommended looking into the process at Prior Lake. He said that there is a planning committee made up of staff and elected officials that meet with the applicants prior to meeting with the city council. He said that he went through the process and that it helped him identify issues that he might need to work out prior to going in front of the city council.

Conrad said that the details of this are still being worked out, and that the city council will be discussing it further at the next meeting.

#### **6. ADJOURN**

Motion by Steingas to adjourn the meeting. Bechtell seconded the motion. Motion carried 5-0. The meeting was adjourned at 7:56 p.m.

Respectively Submitted,  
Dale Cooney - Zoning Administrator