

May 11, 82

Silver Spring Plat 1F - Jim Webster - Jerry Tully

Jim met with the Planning Commission to request preliminary approval for Silver Springs Plat 1F. This plat had been included in the original project master plan. This is a cul-de-sac containing 7 lots located south of the larger lake. Due to the change from the original location of the arterial roads this small section of land was left almost isolated. After careful study the proposed cul-de-sac was considered the best solution. The only other route to take would have resulted with lots having double frontage.

The Planning Commission stated their concern with the snow removal problems associated with cul-de-sacs. Jim proposed that on lots 190 and 191 side yard variances be established allowing the creation of a large snow storage area. An additional easement width of 8 feet was suggest on each side. He stated the developers would be willing to place reinforced turf on the curbing to allow the snow plow to push at least 20 feet back into the lot. Stan suggested the Planning Commission could experiment with this proposal and see if it did help with the snow removal problems associated with cul-de-sacs.

Bill stated the problems he had just reviewed with property damage due to snow removal on cul-de-sacs in Summit Park. Stan stated that this is a larger cul-de-sac and in an area with less intense snow.

Kass made the motion to grant preliminary plat approval for Plat 1F subject to the reinforcement of the curbing and the sideyard setbacks being established. The storage area would follow parallel to the existing lot lines.

The motion died due to the lack of a second.

Lynn then made the motion to go back and rework something that the Planning Commission would find more acceptable. This motion was seconded by Bob and voting was unanimous.

Recreation Facility at Silver Springs - Jim Webster - Jerry Tully

This facility is located on the south shore of the major lake. It is proposed to include: 4 tennis courts, boat dock (for carry on boats), swimming pool, and an athletic or sports facility. It is intended to be for the residents use only. There may be a non-member fee established later on. Stan expressed concern that the boating portion may cause some parking problems. Jim explained that the lake use is intended for home owners only; they will take the boat off the car, hand launch, and either take the car home or park along the street. There is a "no parking zone" by the turn out lane at the boat dock.

Bob asked if it was possible to switch this facility site with the proposed Plat 1F. Jim explained there were several things to consider; the lake was deeper at this end; it is a more central location giving a focal point from the highway; but most importantly the area is a "non buildable zone" due to the water company regulations.

Bob made the motion to approve the site plan for the recreation facility at Silver Springs. This was seconded by Mike and all voted in favor of the motion.