

TOWN OF ALBANY PLAN COMMISSION

UNAPPROVED -10/03/2018-issue O "PRELIMINARY"

October 03, 2018

Chair Randy Bump called the meeting to order at 7:00pm.
The meeting was posted at the three Township locations and the Hometown Herald.
Those in attendance were: Randy Bump, Joe Dunphy, Jason Cleasby, Wolf Pavlok, Greg Hoffmeister, and Robert Duxstad.
Members of the public included: Shirley Pernot, Dean Pernot, Amanda Fields, Manya Dujardin, Kathy Bergwager and Manya Dujardin. Attending late Andrea Bill. Abel Schultz was present as Town Board representative.

The minutes from the June 6th, 2018 meeting were reviewed. Wolf Pavlok made a motion to approve the minutes, Joe Dunphy seconded, and the motion was approved.

The next agenda was to Review Sugar River Crossing Subdivision Replat and Vacate Plat.

All the abutting land owners have been notified.
Randy needs all the information for that

Amanda Fields:
Joint driveway easement with ALFARM

Wolf asked about an attachment A with the Trow agreement. That is attachment B for the Trow Covenants. Legal description of out lot 6

There is an offer to purchase...to Trow from Sugar river crossing, that will be done after this first plat is approved

The new agreements does not require fences, but it addresses the adjacent property owners of those lots 46 47 48 49 and this only addresses that there is a fence agreement

The new covenant was addressed and there was an attachment to that for modifications.

Question by the fencing condition...Manya:
The existing one will stay, but the new fence can be placed inside of that fence

Randy explained that the planning commission is not responsible as long as all obligations by law has been met.

Attorney Duxstad explained this agreement and how the state law effects this and they cannot do anything with that fence unless agreed on

Amanda received an email about the current storm water facilities. As of 7-29 this was taken care of according to Amanda Fields.

Andrea Bill came in at 7:18pm

Covenants Questions

Kathy B.

Signature Page...Page 6.

Duxstad...explained that the LLC is signing the page. The people who sign this are the present owners...they are the LLC and they have the authority to amend the Covenants 75 % are required and are representing the LLC. Attorney Duxstad said it was fine.

Original Covenants said 75% but the Operating agreement said 51%....Wolfgang was wondering why that happened...explained

Final plat will make the LLC own all the lots and they will split as they want and it is of no concern to the Planning Commission. It will be recorded to the reg of deeds

CRP scraps are addressed, they are up next year.

Cul de sac:

Township is taking that over.

Joint driveway is fine...with Manya

Greg...Additions...NONE

Attorney Duxstad...Good

Wolfgang...Sheet 4 is signature page

Greenspace question...Where is it? The note regarding it is on the first page of the plat

Does 83.7 include the preservation of out lot 6? This is regarding the 50% preservation of greenspace

Total acreage is 166 with 83.7 acres of greenspace

Wolfgang: Are unbuildable portions considered part of the total acreage of the lot....
YES right now.

Randy: On lot 50 what is the preservation easement? It is 19 acres, and what part of it is a preservation easement? Looking ahead...

As it stands according to Attorney Duxstad...lot 46 will be another subdivision???

Covenants is OK...

Wolfgang: Is there any hidden power lines for lot 46? No

Is the original stormwater equipment maintained?

Nothing to add from the public for questions

Jason Cleasby made a Motion to approve the preliminary Sugar River Crossing replat with the addition the amended covenants, the driveway agreement and the partition fence agreements and the storm water maintenance be included when the final plat approval

Seconded by Wolfgang Palvok.

Role call for vote

Joe Dunphy Yes

Wolfgang Pavlok Yes

Jason Cleasby Yes

Randy Bump Yes

Motion passed.

Kathy wanted the process explained from now to final plat

9th of October is the town board meeting for the preliminary plat. 6:30pm on the 9th.

Randy

Final plat needs to be approved by the Planning Commission

Final plat then goes to the town board.

Other Business

Jason Cleasby made a Motion to Adjourn the Meeting

Second by Randy Bump

Meeting Adjourned at 8:11pm