

DICKINSON COUNTY PLANNING AND ZONING COMMISSION

Monday, May 22, 2006

1:00 P.M.

The Dickinson County Planning and Zoning Commission met in special session Monday, May 22, 2006 at 1:00 p.m. in the conference room of the Zoning/Engineer's building.

Members present were Duane Moser, Bob Chaffin, Tim Fairchild, Sally Nielsen, Tony Weber, and Jon Gunderson. Absent was Robins Jackson.

Sally Nielsen, Vice Chairman called the meeting to order at 1:00 p.m.

First on the agenda was Orleans/Dickinson County Urban Renewal plan – recommendation to the Board of Supervisors.

Lonnie Saunders, Assistant Co. Attorney, said that property owner Jerry Jones wants to develop a residential subdivision of approximately 64 lots. A small part is in Orleans, the rest in Dickinson County. The urban renewal plan, or TIF district, would provide funds for sewer and water mains and roads for a total of \$2 million. The TIF is scheduled to be repaid over ten years. 37% of the funds go into a separate fund for low and moderate housing development. The Planning and Zoning Commission is charged in making sure it is consistent with the general plan of the county.

Dave Kohlhaase said this is farmland on the east side of Big Spirit on the off-lake side of the road that goes north to Jones Pasture. It is consistent with the normal growth of the county, with on-lake land developed first, with off-lake as second tier. The developer has said it would be developed in a timely manner and feels there is a need for a subdivision in this location.

Fairchild asked for more specific information on the location of the proposed development.

Weber asked if the urban renewal plan is not approved, what happens to the TIF?

Saunders said the engineering funds would be paid out of the TIF district and the rest would go back to the city and county.

The county land use map shows this area as future land use residential along the black top and agricultural to the west.

Saunders said the improvements covered by the TIF would be the city – water main extension for \$30,000, and the county – road improvements for \$580,000 and cost of water and sewer for \$620,000.

Discussion followed.

Gunderson moved to recommend approval of the Orleans/Dickinson County Urban Renewal Plan to the Board of Supervisors. Chaffin seconded. All were in favor.

Second on the agenda was old, new, or unknown business. Kohlhaase said that the Gary Cohrs rezoning was turned down by the Board of Supervisors. He also gave an explanation of the "Smart Growth" committee which would be reviewing proposed subdivisions and recommend to the Planning and Zoning Commission on any watershed issues.

Tony Weber suggested forming a committee to study the resort enterprise district and make recommendations for any amendments. Tony Weber, Sally Nielsen, Duane Moser, and Lonnie Saunders will make up the committee. They will meet on Tuesday, June 6<sup>th</sup> at 12:00 in the Zoning/Engineer conference room.

There being no further business, Chaffin moved to adjourn. Fairchild seconded. The meeting adjourned at 1:50 p.m.

Filed By: Barbara Woodley

Date: May 23, 2006