

## **TRC MEETING**

**March 07<sup>th</sup>, 2025**

The meeting started at 1:30pm. In attendance were, Rich Oman, Building and Planning, Craig Hendrix, Town Engineer, Dianna Cade, Recording Secretary, Tim Henke, Building Commissioner, Greg White, Stormwater Coordinator and Chris Gamblin, Lowell. James Woestman, Lowell Police responded via email prior to the meeting.

Mr. White made a motion to approve the meeting minutes from September 9th, 2024, seconded by Mr. Henke and carried with a voice vote of all ayes.

### **PC #25-002– Stone Mill Final Plat – 1A**

–John Carroll, Providence Real Estate, Trevor Murphy, Manhard Engineering.

-Plat needs addresses. Town is working on them.

-Joe Martin will not realigned this year. Delete it from the plat.

-Developer is Behind on improvements. They are pushing plat to get the model homes built. Staff recommend holding off on plat for now until more of the improvements are made. Mr. Oman stated developer can put up the model homes without plat being approved. Mr. Carroll stated they would like to start with models and a few spec homes. Paving will be done in 2 sections. Discussion on roads to be paved. Mr. Carroll stated lot 356 would be a townhome model and parking lot on the corner on the single family model. They would get started on the model homes and two or three spec houses started. They would start as soon as they could get mobilized. Mr. Oman stated is ok with the models and spec homes. No occupancy will be given until the improvements are made. June would be a target month. Staff stated Belshaw improvements are part of this phase. They must be made before any occupancies are given from the town. Emergency services must be able to navigate the area. Discussion on the EMS truck weight. Plat will need to be recorded, and parcel numbers will be added to the permits before occupancies. Staff stated gravel roads that are not paved sub-contractors must park on non-hydrant side of the street for emergency services. Discussion on a parking lot for subcontractors. The developer will create an area for parking whether permanent or temporary. The developer stated there will also be a sales trailer on site with a parking lot.

### **PC #25-001 –Anytime Fitness – Preliminary Plat**

-development to the west coming of this lot is coming in for platting therefore, the ingress and egress needs to match at 30 feet not 24 feet. This road will become a thoroughfare through both subdivisions. It will be a condition on the approval of the preliminary plat.

-Discussion on water main on Brandywine.

-Roadway will need to be constructed and designed all the way up to the property line of north lot. The site plan shows it is short.

-The developer provided a waiver to take in your storm water in a future pond that will eventually be developed on another lot. Staff will need a storm water report indicating how much water your project will be storing on this site. Staff needs to verify the pond does not need to be constructed now. Discussion on storm water. A document needs to be recorded with the owner of the lot that will house the pond that states they will encumber your water.

-Discussion on road through the parcel to the west and this development. The parking for anytime fitness must be north of the road. Roads will be private.

Mr. Oman stated the preliminary plat is ok except for the 30' easement. A stripped-down preliminary plat without the site plan on it will be submitted for the Plan Commission meeting. That will be a condition of approval. Discussion. Mr. Oman will send a formal email with his other comments. The petition for the site plan and final plat will be at a future meeting.

Mr. White made a motion to adjourn the meeting at 2:05pm, seconded by Mr. Henke and carried with a voice vote of all ayes.

Approved: May 1<sup>st</sup>, 2025