



**Planning Commission
Special Called Meeting
Minutes
Tuesday, October 4, 2022 @ 7:00
308 Hwy 70 @ Lakeview Dr.**

The Planning Commission will hold a Special Called meeting Tuesday, October 4, 2022 at 7:00 pm for the purpose approving the final plat for The Farm at Cedar Valley.

- 1) **Called to Order:** 7:00
- 2) **Roll Call:** Present: Gene Hannah, Bill Herbert, John Louallen. Absent: Randy Howington and Melissa McWright.
- 3) **OLD BUSINESS:**
 - 3.1 The Farm at Cedar Valley final plat
The Farm at Cedar Valley has all the signatures except the ones that the Town needs to provide. The Planning Commission signature will be the last one. They have the signed bond in the amount of \$144,900.00 also. This amount is because the bond can't be below 25% of the principle amount of the total cost of the development. The engineer is satisfied that all issues listed previously have been addressed. There were some soft spots that have been corrected except around the retention pond areas. These will need to be stabilized to the satisfaction of the engineer before the final plat is signed by the Planning Commission and recorded. The maintenance of the retention ponds will fall under the HOA and they will be responsible for their upkeep. There will need to be a right of way for the area between lots 9 and 10 to be maintained by the HOA also. The town attorney will review the right of ways along with the HOA covenants and declarations before the plat is recorded. When everything is completed, there will need to be a resolution to the planning commission to present to the Board for the Town to accept the road and the maintenance of the road. This can't be done until the final overlay is down and this can't be done until 75% or 14 houses have been completed. If they are not this far along this time next year (2023) they will need to come back before the planning commission to ask for an extension. Motion to approve final plat with the above mentioned restrictions by Bill Herbert; seconded by John Louallen. Vote: All present in favor; motion carried.

- 4) **Adjournment:** 7:17
Motion to adjourn by John Louallen; seconded by Bill Herbert. Vote: All present in favor; motion carried.

Gene Hannah, Chairman

Cindy Beirnes, Clerk

Date