

MINUTES
WEST HAVEN PLANNING COMMISSION
NOVEMBER 28, 2007
6:00 P.M.

PRESENT:

Larry Yates, Chairman
Stephanie Carlson, Vice-Chair
Shawn Smith
Jennifer Canter
Phil Green
J.D. Packard
Marvin Pebley
Steve Anderson, City Planner
Public – On file with minutes

=====

5:30 Work Session

AGENDA

INVOCATION

1. **Action on Minutes of** – November 14, 2007
2. **Preliminary Site Plan Approval** – New Building, 3775 S. 2700 W. – Vickie Hall
3. **Final Subdivision and Site Plan Approval** – Two Lots – 4850 W. 4000 S., Quest Academy
4. **Final Site Plan Approval** – New Building, 4715 W. Haven Road – Moss Property Holdings
5. **Preliminary Subdivision Approval** – Windsor Farms, Phase 4
6. **General Plan Discussion**
7. **City Council Report**
8. **Other Business**
9. **Adjournment**

The Planning Commission met at their regularly scheduled meeting at the City Office. Chairman Yates called the meeting to order at 6:00 p.m.

1. ACTION ON MINUTES OF November 14, 2007: Commission member **Smith moved** to approve the minutes as written. Commission member **Green seconded** the motion. The vote to approve was unanimous.

2. PRELIMINARY SITE PLAN APPROVAL – NEW BUILDING, 3775 S. 2700 W., VICKIE HALL: Gary Hunt, the architect for the project was in attendance to request preliminary site plan approval. Mr. Hunt stated that the new 1800 sq. ft. building will be a hair salon. Planning members questioned if the sign shown on the site plan meets city code. City Planner Steve Anderson, stated that to be in compliance with the city sign ordinance, it will need to be a monument sign. Mr. Hunt agreed to change the sign prior to requesting final approval.

Commission member **Smith moved** to recommend preliminary site plan approval, not including the sign. Commission member **Carlson seconded** the motion. The vote to approve was unanimous.

3. FINAL SUBDIVISION AND SITE PLAN APPROVAL – TWO LOTS – 4850 W. 4000 S., QUEST ACADEMY: Mr. Josh Jensen of Silverpeak Engineering was in attendance to request final subdivision and site plan approval. Commission member Packard expressed concern that the site map indicates three parcels, and that the planning commission had given preliminary approval for a two lot subdivision. Mr. Jensen stated that the owners of the property hoped to sell off parcel C, and not include it in the development. Commission member **Packard moved** to recommend final subdivision

**PAGE TWO
PLANNING MTG. 11-28-07**

approval for two lots, with parcel C to be included as part of parcel B at this time. **Commission member Pebley seconded** the motion. The vote to approve was unanimous.

Commission members reviewed the site plan with Mr. Jensen. Commission member Green stated that he still had concerns about cars exiting from the school onto 4000 South and being able to see oncoming traffic. Mr. Jensen stated that the traffic engineering study indicates sight distance appears to be adequate. Planning also discussed with Mr. Jensen the lighting and fencing. Steve Anderson stated that the city will require curb, gutter and sidewalk.

Commission member Pebley moved to recommend final site plan approval subject to:

1. planning commission strongly recommends that 20 m.p.h. school zone lights will be provided as soon as possible
2. entire site enclosed with chainlink fencing.
3. site lighting will be non-invasive
4. West Haven city will require curb, gutter and sidewalk

Commission member Smith seconded the motion. Commission member Canter, aye; Commission member Packard, aye; Commission member Pebley, aye; Commission member Carlson, aye; Commission member Green, nay; Commission member Smith, aye. Motion to approve carried.

4. FINAL SITE PLAN APPROVAL – NEW BUILDING, 4715 W. HAVEN ROAD – MOSS PROPERTY HOLDINGS: No one was in attendance to represent this item. **Commission member Green moved** to table this agenda item. **Commission member Carlson seconded** the motion. The vote to table was unanimous.

5. PRELIMINARY SUBDIVISION APPROVAL – WINDSOR FARMS, PHASE 4: Kirt Nalder was in attendance to request preliminary subdivision approval for 12 lots. City planner Steve Anderson requested that approximately 20 ft. of the slough on the south boundary line of the development be dedicated to the city.

Commission member Smith moved to recommend preliminary subdivision approval for phase 4, Windsor Farms. **Commission member Green seconded** the motion. Commission member Canter, nay; Commission member Packard, aye; Commission member Pebley, aye; Commission member Carlson, aye; Commission member Green, aye; Commission member Smith, aye. Motion to approve carried.

6. GENERAL PLAN DISCUSSION: Steve Anderson was asked by Chairman Yates to summarize the changes the planning commission has proposed in previous meetings. Further changes were discussed, then all agreed to each take home the new maps and make any further changes they would like to see for discussion at the next meeting.

7. CITY COUNCIL MEETING REPORT: Commission member Canter reported during the work session.

8. OTHER BUSINESS: Commission member Canter reported that mailing of the city newsletter will be delayed for a couple of weeks.

9. ADJOURNMENT: **Commission member Smith moved** to adjourn. The meeting adjourned at 7:30 p.m.

Patricia Mikesell
Patricia Mikesell
Deputy City Recorder

Date Approved: _____