

**MINUTES**  
**WOODSTOCK PLAN COMMISSION**

November 19, 2015  
City Council Chambers

A special meeting of the Woodstock Plan Commission was called to order at 7:00 PM by Chairwoman Katherine Parkhurst on Thursday, November 19, 2015 in the Council Chambers at City Hall. A roll call was taken.

**PLAN COMMISSION MEMBERS PRESENT:** William Clow, Don Fortin, Robert Horrell, Doreen Paluch, Erich Thurow, Steve Gavers, Darrell Moore, Jack Porter, and Katherine Parkhurst.

**PLAN COMMISSION MEMBERS ABSENT:** None.

**STAFF PRESENT:** Planning and Zoning Administrator James Kastner and City Attorney T.J. Clifton.

**OTHERS PRESENT:** None.

**APPROVAL OF AGENDA**

Motion by W. Clow, second by D. Paluch, to approve the Agenda of the November 19, 2015 Plan Commission Meeting as presented. Ayes: W. Clow, D. Fortin, R. Horrell, D. Paluch, J. Porter, E. Thurow, S. Gavers, D. Moore, and K. Parkhurst. Nays: none. Absentees: none. Abstentions: none. Motion carried.

**APPROVAL OF MINUTES**

Motion by W. Clow, second by D. Paluch, to approve the minutes of the October 22, 2015 Plan Commission meeting as presented. Ayes: W. Clow, D. Fortin, R. Horrell, D. Paluch, E. Thurow, S. Gavers, D. Moore, and K. Parkhurst. Nays: none. Absentees: none. Abstentions: J. Porter. Motion carried.

**1. PUBLIC COMMENT** - There was no Public Comment forthcoming.

**2. OLD BUSINESS**

- Approval of the revised final plat for Serenity Creek Subdivision.

Attorney Thomas Zanck appeared on behalf of the owners of the Serenity Creek Subdivision to request approval of a revised final plat for said subdivision. Terry Egan, President and Chief Executive Officer of Hearthstone Communities which is one of the owners, also appeared. He noted that after the original developer went bankrupt, Hearthstone Communities and Prairie Community Bank acquired the property. Mr. Zanck discussed the history of the development and explained that the revised final plat was virtually the same as the previously approved plat except that parcel and property lines had been added in order to facilitate the sale of the site's individual residential dwelling units.

D. Moore confirmed that a homeowners' association would still exist and that it would be responsible for maintaining common areas, including the outlot. T. Zanck agreed that this was the case and that new association documents would be prepared to acknowledge the change in how the dwelling units are owned.

In response to R. Horrell, Mr. Zanck added that he was not aware of any concerns on the part of existing residents regarding the revised plat and the establishment of the new parcel and lot lines. K. Parkhurst pointed out that with the presence of the new building lines, there may be additional building and construction provisions that will have to be addressed, and that this could impact the design of new dwelling structures.

D. Paluch noted that although there was no change in the overall design and concept of the development, she wanted to be certain that there were no issues regarding who is responsible for the maintenance and upkeep of the outlot. She indicated that any motion to approve the revised plat should include a condition that proposed covenants and restrictions be approved by the City.

C. Meyers, realtor for Hearthstone Communities, advised the Plan Commission that the revised plat was needed so to facilitate conventional mortgage financing when individual dwelling units were being sold by existing residents and purchased by new residents.

Motion by R. Horrell, seconded by W. Clow, to approve the revised final plat for Serenity Creek Subdivision subject to (1) removal of the term "Lot 1" located generally north of Lot 5 to avoid any confusion with the southernmost lot of this project, (2) changing the title of the plat to "First Amended Plat of Serenity Creek Planned Development", and (3) approval of covenants and restrictions by the City prior to recording of the final plat. T. Clifton confirmed with the Plan Commission that the motion should be to "approve" the revised plat and to merely recommend its approval.

A roll call vote was taken. Ayes: D. Fortin, R. Horrell, D. Moore, W. Clow, S. Gavers, D. Paluch, K. Parkhurst, J. Porter, E. Thurow. Nays: none. Absentees: none.. Abstentions: none. Motion carried (9-0).

**3. NEW BUSINESS** - There was no New Business discussed

**4. DISCUSSION** - William Clow advised the Commission that he was leaving the Plan Commission and relocating to a new area for a new job. Several of the Plan Commission members thanked him for his efforts on the Commission and his dedication to the City. J. Kastner noted that the regularly scheduled December 3, 2015 meeting of the Plan Commission was cancelled.

There was no additional discussion.

#### **ADJOURN**

Motion by D. Paluch, second by W. Clow, to adjourn this meeting of the Woodstock Plan Commission.

Ayes: W. Clow, D. Fortin, R. Horrell, D. Paluch, E. Thurow, S. Gavers, D. Moore, J. Porter, and K. Parkhurst. Nays: none. Absentees: none. Abstentions: none. Motion carried.

The meeting adjourned at 7:45PM.

Prepared by Jim Kastner, Secretary