

**Cold Spring City Council
Special Meeting
March 27, 2006**

The special meeting of Cold Spring City Council was called to order by Mayor Mark Stoeber. The purpose of this special meeting was to conduct a public hearing as advertised to review the Stage I Development Plan for the American Village Development at Murnan Road and the AA Highway.

Roll call showed the following present – Tom Baldrige, Lou Gerding, Charles Gray, Dave Guidugli and Rob Moore; Stuart Oehrle – excused.

A public hearing was called to order for review of the Stage I Development Plan for the proposed American Village Development at Murnan Road and the AA Highway. This site is currently zoned R-3 (PUD) and is approximately 22 acres. A public hearing was previously heard by Planning and Zoning and they recommended approval with seven conditions. Planning and Zoning also recommended that a second access be studied, due to the number of units involved. Plans for this second access should be presented at the Stage II Plan or reasons why it is not possible.

Mayor Stoeber reported that all council members have received a letter dated March 24 which included detailed plans and responses to the original seven conditions. This new information will be discussed tonight and this packet is available to anyone who would like to see it.

Marshall Slagle, Mike Speedy and Jim Elliott were present to represent the developer of Sycamore Valley Apartments. Mike Speedy discussed other projects that he is working on. Marshall Slagle showed slides of the site which includes the revised Stage I Development Plan. Jim Elliott responded to the staff's conditions which were included in the packet sent to all. Mr. Slagle stated that all conditions placed by Planning & Zoning have now been met.

Dave Guidugli asked what the surrounding residents will see of this development, when completed. Mike Speedy does not feel that they will see anything other than trees.

Tom Baldrige questioned the access road that Planning & Zoning required, if possible. The original access from the AA Highway is determined and construction of the proposed access would cause a problem for them.

Charles Gray discussed the location of the approved access road. He is satisfied with the access road now except for the possible back up of morning traffic.

Tom Baldrige stated that this development is 1300 ft. from the Glenridge entrance, which could be a problem.

Mayor Stoeber then opened the floor to anyone who would like to speak for or against this project. There were none.

Lou Gerding requested that staff review this amended Stage I Plan before a second reading is held. Mike Schwartz stated that they do not have a procedure in place for a review of this type, but arrangements can be made to do so. Mayor Stoeber confirmed that whatever charges are incurred will be paid.

Ordinance 06-896, approving the Stage I Development Plan for the American Village Development at Murnan Road and the AA Highway, was read for the first time in summary form. Charles Gray made a motion to approve this first reading. Lou Gerding seconded the motion. Roll call vote showed five yeses and no noes. Motion carried.

Tom Baldrige made a motion to adjourn. Dave Guidugli seconded the motion. All were in favor. Motion carried.

Approved:

City Clerk:

Mayor:

