

Town of Hammond Planning Meeting March 7th, 2022

Meeting called to order at 7:30 pm by Paul Hueg.

Planning Commission, member Nick Weidling absent. See attached list for Guests in attendance.

Approval of agenda, Hawkins/Miller

Minutes from February 7th, 2022, reviewed and approved, Miller/Hawkins

Request from Public for agenda

Ty Dodge to present CSM for Sharilynne Prairie to be located at 160th St & 100th Ave. The 26 Lot Development will average over 2 acres on this 60-acre parcel with cul-de-sac to be at the back property line.

No one present to represent to represent Development interests.

Many neighboring residents present with concerns.

Lori Gulich, questioned environmental impact and endangered animals. Paul explained about the Loggerhead bird and restrictions on removing trees during the nesting period. Paul also in depth explained the utility easement, that the County is responsible for the water study for stormwater run-off along with natural and manmade run-off control basins.

Discussed 30+ borings have been done for soil samples and each individual lot will have and be tested for well and sewer. Paul said design will have ½ acre contiguous building spots (some with pads), all meet the two-acre average.

Lori Gulich also brought up the fence located on the Gulich property, west side of development. She also had concerns about water table supporting the extra 26 individual lots.

Daryl Frank questioned the road to be built and the standards it is built to. Paul stated it will be monitored by our engineers, Steven's Engineering. Paul also stated the current water flow cannot be changed.

Lori Gulich asked about water management plan, Paul stated that this responsibility falls back on developer and the purchasers of the lots in the development. She also has concerns about with the woods and prairie, asked about road design and suggested to leave trees where possible.

Sue Frank asked about the benefits of another addition and what the downfalls are. Paul explained it is zoned Ag/Residential for single family homes.

Lori Gulich asked about the responsibility of the Basins if there is failures. Paul explained it goes back to the residents of the development.

Sue Frank asks whom do you call if there are issues? Paul said he is the first call and then he will contact the County.

Paul concluded that the residents of the Town of Hammond are protected by the Developers Agreement and Stevens Engineering will be overseeing the process. Paul also stated that it was not in the best interest of the Developer not to be present and represent themselves.

Brody Peterson presented CSM on behalf of himself. We discuss that it is a flag style lot but meets formula requirements for width and depth. CSM required to have Driveway located and change property line to include setbacks. Planning moved to Full Board for approval with changes.

Brandon King to present a CSM review for Justin Kattre located on Cty. T north of 100th Ave, was not present, no action.

Review Ordinances

Worked on reviewing the following ordinances.

Paul to meet with Angela Popenhagen at Steven's Engineering.

Open Business from Floor and the Planning Commission Discussion.

No open business from floor.

Chairman's Report

Paul to meet March 12th with the homeowner on 160th St on the removal of the trees located in the right-away.

Next meeting will be Monday April 4th, 2022.

Meeting adjourned 8:44 pm, Miller/Hawkins.

Submitted 03/18/2022 Greg Olson, Planning Secretary