

**LAKE COUNTY PLANNING BOARD**  
**September 10, 2008**  
**Meeting Minutes**

**MEMBERS PRESENT:** Fred Mueller, Jack Meuli, Bob Kormann, Clarence Brazil, Brad Trosper, Lisa Dumontier, Joyce Funda

**STAFF PRESENT:** Sue Shannon, LaDana Hintz, Lita Fonda

Bob Kormann called the meeting to order at 7:02 pm.

**Motion made by Fred Mueller, and seconded by Lisa Dumontier to approve the August 13, 2008 meeting minutes. Motion carried, 4 in favor (Lisa Dumontier, Fred Mueller, Jack Meuli, Bob Kormann) and 3 abstained (Clarence Brazil, Brad Trosper, Joyce Funda).**

**TERRACE VIEW ESTATES PHASE II SUBSEQUENT MINOR SUBDIVISION**

This is scheduled to go to the Commissioners on October 2<sup>nd</sup> at 10 am. LaDana Hintz presented the staff report. She included correspondence that has been received since the staff report was mailed, of which the Board received copies.

Joyce asked about proposed covenants, which are incompatible with previous covenants or the County. Sue asked if language indicating the most restrictive would apply would settle this. Joyce just wanted to point it out, and highlighted sections with trailers, dogs and other specifics. Sue noted that the County would enforce the perpetual conditions and would not enforce covenants. The Board can make it clear in the covenants what they would like as far as trailer houses.

Jack Duffey spoke on behalf of the applicants. He noted that the applicants and neighbors were in attendance. He gave more detail on their desire not to chip-seal. The roads need more improvement than the applicants initially realized. Fred confirmed with Jack that the applicants are bringing the first section up to County standards.

*Public comment opened:*

Don Boldt: He said the road was the point of contention at this point. He said Larry Ehle determined the material used for pit run did not meet County standards. There's no binder. It's sand and rocks. The depth is 11 to 12 inches throughout. It was approved as 24' in 1998 on preliminary approval. The road was never excavated to a depth that would accommodate the 4" of crushed on top. The pit run brings it flush to the ground surface. He asked if the unsatisfactory pit run had to be replaced by County-approved material. Mr. Stonehocker alleged that the County approved it, as is.

Sue: She clarified that Mr. Stonehocker did the phase I development.

Fred: He said the County doesn't really have a spec on the pit run. He asked about the gravel type.

Jerry Luce: He said the existing material was around 10 to 12 inches and was 70 to 80% sand, with rocks from golf ball size to 4 inches. There's nothing to bind the material together, and the rock is already starting to work its way up. The road was supposedly originally inspected by the County road supervisor, who said it was okay. They started to talk with Paddy Truesler a few years ago and Warren Stonehocker about completion to standards. If the Phase I portion is not brought to standards, it's not going to sustain the traffic.

Fred: He asked if what Jerry was saying was it didn't have enough clay to bind it together.

Jerry: He affirmed.

Fred and Jerry discussed the road further.

Fred's points included that Todd could probably fix that with 4" crush. Don is going to have to widen it, with decent materials on the side. He thought 4 to 5" of good crush would cure it. Sand wasn't that bad of a base. It does walk on you. It doesn't take frost heaves. He thought if it were above the ground, they'd get better drainage and would be better than flush or lower than the ground. Todd is going to have to compact that stuff so he didn't see a lot of slough occurring.

Jerry's points included that it needs a good base to hold up traffic. The only reason to put 3/4 crush on top is to provide a nice driving surface. In this case, the rock is coming out of the sand, and it gets rougher every year. They can't maintain something that was never completed. The road is already between 13' and 26' wide. He'd like to hear how it could be fixed, in order to carry the amount of traffic anticipated. Larry Ehle suggested removing the current base, go a little bit deeper, and put in 12" of pit run. When they were done with the 3/4" crush, they'd be at the same elevation as the land on either side of the road. If the 4" or whatever of 3/4 crush were put in now, it would be above the existing land and would slough off and create more of a maintenance problem. The so-called pit run that's there provides very good drainage away from it. They don't have a drainage problem. They don't want the material sloughing off into the fields on both sides of the road.

Todd Friberger: They'd water and compact that 3/4 crush. In his past experience, when you do this with normal traffic on the road, it would hold together without sloughing.

Sue: She pointed out and described condition #11, which calls for County standards.

Fred: He's see lots of County roads that don't follow it.

Sue: They're talking about an individual private road in a subdivision, for which this has been suggested.

Fred: The spec has been around for a lot of years. He's seen the other used too.

Joyce: She asked for clarification on which road.

Sue: She clarified this was the entire roadway through phase I, from Terrace Lake Road through phase I and the current subdivision proposed tonight.

Joyce: She asked if the developers of phase I and phase II were different. She received confirmation.

Bob: He asked if it was correct that the road maintenance agreement for the entire road was the burden of phase II.

Judy Coulter: They met with the phase I people, who didn't want to participate in a road maintenance agreement.

Jerry: He said phase I was not completed yet. There's only pit run in phase I, and no phase III. They weren't willing to agree to anything until the finished grade is completed on phase I.

Bob: The finished grade would be the 4" of crush?

Jerry: Correct. For those who have homes there now, they were under the understanding that the road had been approved by the County to County standards. There is no evidence that anybody ever looked at the road when Warren Stonehocker finished phase I. They want the road to standards.

Joyce: Would that be what's accomplished if this is approved?

Bob: This was his understanding, that the people doing phase II would pay for the crush on the phase I road.

Judy Coulter: Actually the County will participate in the crush for the existing portion of the road. They will provide it, and the applicants will have to haul it and spread it.

Don: Another point of contention is that it needs to be 26' and he thought it was done to 24'. Subdivision regulations have provisions for private roads for variance. In this case, a variance would be needed for the 24'. For 26', it requires digging out 26', more crush and more pit run. He didn't think this was necessary.

Sue: Phase I was 5 lots. When you're adding more lots it goes to a different standard and you have to upgrade the entire road to the higher standard. The developer has not requested a variance at this time.

Don: He submitted a copy of his comments to the Board.

Bob: He asked for other comments.

Jerry: He'd like to see a better definition of trailer in the covenants.

Lisa: It's more specific if you read further. It does spell it out.

Jerry: He asked how that affected RV hookups.

Judy: It's for more permanent residences like mobile homes or manufactured homes.

Don: He has lung problems and his wife has a severe dust allergy. They need some sort of dust abatement program on that road and it can't be done with the material that's there now.

Jack: Unfortunately phase I was not done properly. The developers of phase II want to get things right, and have gone above and beyond.

Don: He understood that they are trying to do what's right. Sometimes it's not adequate to put a band-aid over a major wound. What is the recourse if the maintenance program doesn't work out?

Jack: There is no maintenance right now. Phase I has nothing for the road.

Jerry: There can't be a maintenance agreement for something that's not completed.

Bob: He clarified that the County would furnish the crush for the phase I road, which is 24'. Once the crush is put on, which would probably be after the completion of phase II, the entire road would have crush.

Don: He thought the surface of the road would have to be dug before the crush was applied, given current holes.

Sue: She thought the County was going to evaluate the current condition and work with the developers to bring that road up to standards. Right now, she didn't think it hasn't been formally evaluated so they couldn't say what that is. She had not been party to the discussions between the developers and the Commissioners, but she believed that this was the agreement.

Fred: He thought Todd could bring it up to standards.

*Public comment closed.*

Lisa asked if language in #11 about chip-sealed and paved would need to be removed in the case of a motion, and the 4 inches of 3/4 gravel surface added. Sue noted current County standards don't include chip-sealed and paved, but would include the crushed gravel.

**Motion made by Fred Mueller, and seconded by Jack Meuli, to recommend approval of the project with the conditions as recommended by staff, with the removal of the words chip sealed or paved from #11. Motion carried, all in favor.**

### **SPLIT ROCK ESTATES MINOR SUBDIVISION**

This is scheduled to go to the Commissioners on October 2, at 10 am. LaDana Hintz presented the staff report.

Jack Duffey spoke on behalf of the applicant. They have no problem with the staff recommendations.

*Public comment opened:* None offered. *Public comment closed.*

**Motion made by Jack Meuli, and seconded by Fred Mueller, to recommend approval for the proposal with the staff recommendations. Motion carried, all in favor.**

### **OTHER BUSINESS**

Sue updated the Board on the density map petition and on the subdivision regulation update. She outlined that there will be 3 items on the agenda for the October regular meeting.

Jack's dinner was confirmed. Bob Kormann thanked Jack on behalf of the Board. Sue noted he appeared in minutes in Sept 1984.

**Motion made by Fred Mueller, and seconded by Lisa Dumontier, to adjourn. Meeting adjourned at 7:58 pm.**