

Town of Primrose Board and Planning Commission Site View Minutes

16 January 2016

Attending: Cordray Gibson, Flach, Judd

Meeting called to order by Cordray at 10:00

(1) We met at the Kasten property off Oakgrove Rd., down the spur road, and looked at a possible driveway entrance on what is now Kasten property to get to a house site on land owned by the Affeldt Trust. Kasten and Pretzel (representing the Trust) both proposed putting the driveway on the very edge of Kasten's property, out of the woods, next to the neighbor Runyun's property line. We walked that line, and a driveway there could not meet the Town's driveway ordinances, as there are two knolls that would exceed slope limits. So any driveway to the proposed house site would have to move off the property line and cut substantially into Kasten's woods following the contours, in places being approximately 120 feet or more from the property line. There is place that the house could be sited on the Affeldt property.

We discussed with the parties the following:

- (a) Kasten would have to agree to sell land in a different place than what was proposed, property off of his property line and through his woods in order to get a driveway to the proposed house site.
- (b) We would need an engineer's report showing that the driveway could meet the requirements of our ordinances.
- (c) The Township discourages long driveways and tries to preserve mature wood land. This driveway would be very long and through mature woods.
- (d) The Town aims to keep driveways and houses more than 500 ft. from adjacent neighbor's buildings. This driveway would be within 100 ft. of Runyun's barn and less than 300 from her house.
- (e) Runyun said that there are substantial water issues on the existing Town road, with the runoff going straight into her barn, and a new driveway would increase this problem.

(2) Gibson made the motion to adjourn, Flasch seconded it. Motion carried 3-0

11:00 Meeting adjourned

Minutes submitted by Martha Gibson

We discussed whether it was possible to get four houses along Liberty Rd. while staying 500 feet from the house at 1668 Liberty Rd. We ask Haack and the people representing the firm he has hired to provide a plan to present a plan showing where he could put the houses and driveways with the houses beginning 500 from the existing neighbor's house, and also to update the current plan he has to be in conformity with our driveway ordinance. We looked at slopes where the driveways would cut into the bank.

Motion made by Judd, seconded by Gibson, to adjourn. Motion carried.

Meeting adjourned at 6:30.

Minutes submitted by Martha Gibson