

ZONING AND PLANING 10/14/2019

Mayor Steinke, Attorney Bill Hartl, Jackie Albrecht & Bruce Rheault present. Al Jundt absent

Mayor Steinke called the meeting to order at 7:30pm.

No additions, deletions or corrections to the agenda

Albrecht made a motion to accept the August 12, 2019 minutes, Rheault seconded motion passed

Re-plat of blocks 3,7,8- block 1 Sveum sub-division for Rugby Spry Foam, LLC, Brad Wangler and Dereck Welk

Brad Wangler presented the plat map with the lot changes allowing access to each lot. Albrecht made a motion to accept the new plat map as presented, Rheault seconded. Motion passed

New plat of Laughridge second addition to Pierce County

Let it be known the Planning & Zoning committee did not have knowledge of this item on the agenda prior to 11:56 October 14, 2019, when Candy Munyer sent the e-mail for the meeting with the attachment of the agenda listing it as #5 without a plat map attached. Nor were there copies of this plat map provided for the committee at the meeting 10/14/2019, 7:30pm.

Wangler presented the plat map of land zoned agricultural in the extraterritorial limits of Rugby, as the Laughridge 2nd addition to Pierce County. The land is being donated to Rugby First by Gary and Helen Laughridge with future plans for community use. Rugby First is a non profit board and needs approval of the new plat map to move forward.

Craig Zachmeier expressed concerns on the close proximity to residential property within the city of Rugby. Zachmeier also had a plat map and elevation maps printed to hand to the committee. Zachmeier referred to the 100 year flood plan. He is concerned current infrastructure cannot handle the water and sewer. He brought to attention the Chalmers addition infrastructure concerns that the pipe size is too small for the growth anticipated there. The layout of the road was another point brought by Zachmeier. Zachmeier brought century code 405.01 to the council's attention.

Terry Wentz spoke based on his knowledge when he was on Rugby's city council. Wentz stated that the JDA needs to stop selling lots in the Chalmers addition because the present infrastructure cannot handle it. Mr Wentz testified when he was on Rugby's City Council drain fields had been filled in for housing development through the center of Rugby with no other drainage options put in place. The walking path is 7 ft from the flood zone. Wentz asked when the Wentz canal had last been checked. Mayor Steinke asked if the city of Rugby had done any hydraulic studies prior to closing these drain fields through Rugby or in the Chalmers addition. Wentz said they had not and in hindsight water studies should have been done. Wentz cited several water problems in Rugby, including older sewer lines, that the past councils had not corrected.

Neil Lotvedt spoke from his experience on Rugby's city council. He brought up the water runoff created when the council allowed Rugby Elevator to expand, taking out vegetation and homes. Lotvedt is concerned with the storm water, sewer drainage and the close proximity to residential property within the city of Rugby. Lotvedt had his own copy of the plat map of Laughridge second addition where he had colored in the areas of concern. Lotvedt stated that no apartment buildings should be allowed to go into the the Chalmers Addition because of the capabilities of the existing storm and sewer drains.

Gary Laughridge stated he had been approached about a ball diamond and larger project. He has asked Wangler to create a 5 year and 10 year plan. Laughridge stated water studies would be done prior to any construction. Laughridge stated building a retention pond could easily be done if it is needed. The land would stay agricultural until future projects begin.

Wangler stated he wants Rugby to be a place to be proud of.

Maurice Brossart stated he just wanted things done right.

Jeff Duchscher from the Rugby First Board answered Zachmeier's assertions that there is no one gaining personal profit from this project. Duchscher stated he feels Luaghridge is donating this land for the betterment of the community and he feels Rugby needs to build infrastructure for a growing community. Duchscher stated Rugby has more jobs than workers at present and that is a good problem to have. Amenities in Rugby help attract the workforce that Rugby needs to fill open jobs in our community.

Attorney Hartl expressed water concerns, including the changes in the Wentz canal and how the slope affects the drainage. Hartl stated the watershed issue is a huge concern. Hartl spoke of the high water on his own property in that area of town and the high water table in the pit in his building located there. Hartl noted that the Planning and Zoning Committee had not received the platt map for the Laughridge Second Addition prior to it being presented at the meeting.

Albrecht made a motion to table the plat request due to the fact that the committee did not receive a copy of the plat map prior to it being presented and water concerns that the city needs to follow up with. Rheault seconded Motion passed

Rheault made a motion to adjourn. Albrecht seconded. Motion passed

Mayor Steinke adjourned the meeting

Respectfully submitted



Jackie Albrecht