

City of Mantorville
Planning and Zoning Commission Minutes
October 24, 2022

1. **Call to Order**

Chair Bradford called the meeting to order at 6:30 p.m.

Present: Chair Chuck Bradford
Commissioners Lyle Hoaglund, Jeffrey Ingalls,
Kent Keller, and Bill Kinney

Absent: None

Others Present: City Clerk-Treasurer Shirley Buecksler
Public Works Joe Adams

2. **New Business/Public Hearing**

A. Area 15 Preliminary Plat Application (PID 130210401)

Bigelow Homes, LLC, submitted a preliminary plat application for PID 130210401, referred to as Area 15, to plat the land into 36 single family residential lots (R-1). Neighboring property owners and other interested parties were notified of the public hearing scheduled for tonight. Notice was also published in the Dodge County Independent.

Although further discussion between the Developer, WHKS and the City is necessary at this time, the Planning Commission reviewed the application materials submitted by Bigelow Homes and took public comment.

Motion was made by Commissioner Kinney and seconded by Commissioner Ingalls to open the public hearing at 6:31 p.m.

Vote: 5 ayes / 0 nays. Motion carried.

Discussion:

- Where will water drain in the southeast part of the development? We currently get a ton of water.
 - Chair Bradford stated that the preliminary plat has a design that water coming onto the development will skirt around the development. They have included a retention pond.
 - Commissioner Kinney added that the retention pond is next to properties at County Road 15 and Highway 57. Just east of there will be the

retention pond. One of the points of contention is how we are going to handle water and sewer. And discussion on where water will go.

- I am concerned about water to my property.
 - Chair Bradford said the developer cannot make drainage worse for adjoining properties, so they will have to address that issue.
 - Commissioner Kinney added that we are in the process of discussing this with the engineer and the developer.
- In 2019, we came close to Kasson shutting off Mantorville. Has anyone looked at the capacity of this plant?
 - Chair Bradford said we have surplus capacity.
- Is it true that Kasson can shut us down?
 - Commissioner Ingalls believes our agreement with Kasson was oversized.
- At what point is that surplus consumed? How much more surplus do we have?
 - Chair Bradford said we are estimating one third to one half of our surplus. Backflow is a pressurized line that will never flow back to Mantorville.
- We need to be concerned about our burden on it.
- The big development by the school, homes east of the City shop, have put more into the sewer system and wastewater system.
 - Chair Bradford said we are doing a lot of I/I (Inflow and Infiltration) work to minimize the flow. We have the ability based on contract, as does Kasson, to buy or sell surplus capacity.
- How much is that costing for stormwater into the sewer system?
 - Joe Adams said we are working to get a grasp on I/I.
 - Chair Bradford said the biggest issue with I/I Was sump pumps dumping into the storm sewer system. Lining manholes, televising lines for leaks, etc. We continue to work on I/I. The goal is to minimize it.
 - Joe Adams stated that when the new water meters were installed, we inspected all of them for sump pumps.
 - Chair Bradford added that some of our feedback to the developer was to identify what type of building will be constructed in each area, grading, walk-out, etc. For the final plat, we want to see which lots will have which type of home.
- What about grading?
 - Chair Bradford said these are some of the issues we are discussing.
 - Commissioner Kinney said we will be meeting with them this week. I will be bringing all of your questions to the table.
 - Chair Bradford said the next step of this process is ironing out some of the issues and coming to the next public hearing.
 - Commissioner Keller asked for current elevations to be in the next packet for review.
- It looks like two culverts are draining to one property.
- Chair Bradford recommended that the City Clerk send out 'Save the Date' cards for everyone who was notified prior to tonight's meeting (surrounding property

owners, et al) so they are aware of the public hearing continuation to November 14th.

- Commissioner Keller said we have experienced people in Mantorville who can review plans and asked if Virgil Andrist or any others would be interested. Mr. Andrist said he would be interested in reviewing them.
- Comment – think Bigelow and the City Engineer should go door-to-door of those involved.
- Will there be a convenance?
- What is their timeframe?
 - Chair Bradford said we haven't heard but anticipate in the spring.
- Chair Bradford said he asked if these would be spec or custom homes. Our Engineer didn't have an answer at our Infrastructure Meeting. We are waiting for an answer.

Motion was made by Commissioner Hoaglund and seconded by Commissioner Kinney to recess the public hearing to the Planning Commission Meeting on November 14, 2022.

Vote: 5 ayes / 0 nays. Motion carried.

3 Adjourn

Meeting adjourned at 7:10 p.m.

Respectfully Submitted,



Shirley R Buecksler
City Clerk-Treasurer