

MINUTES PLANNING AND ZONING COMMISSION

**Council Chambers
515 Clark Avenue
March 4, 2026**

Call to Order

Chairperson Mike Sullivan called the meeting of the Planning and Zoning Commission to order at 7:02 p.m. In attendance were Julie Winter, Mike Clayton, Matthew Voss, and Mike Sullivan. Jim Blickensdorf, Cheryl Moss, and Mike LaPietra were absent. Staff in attendance were Kelly Diekmann and Amelia Schoeneman.

Approval of Agenda

Moved by Clayton, seconded by Voss, to approve the March 4, 2026 agenda. Vote on Motion: 4-0. Motion carried unanimously.

Approval of Minutes

Moved by Winter, seconded by Voss, to approve the February 18, 2026 minutes. Vote on Motion: 4-0. Motion carried unanimously.

Chairperson Sullivan opened and closed Public Forum when no one came forward to speak.

Rezoning and Master Plan Amendment for 4605 and 4510 Hyde Avenue and Adjacent Parcels (Auburn Trail Development)

Staff provided an overview of the Master Plan and history of the site and then focused on the changes from the prior approval. Although the overall unit count is similar, the configuration of open space/conservation area with development area is different.

Matthew Voss asked for more information about the pocket park. Ms. Schoeneman said due to the distance of the proposed development from a neighborhood park, dedication of a park is required with the Preliminary Plat, although the location of the park is not indicated on the Master Plan. She added the Parks & Recreation staff will review the plans for the park. Director Diekmann also noted that the pocket park would likely be a private HOA recreation space and not a public park due to its small size.

Mike Sullivan asked how it was determined that the site is not a wetland. Ms. Schoeneman explained a Natural Resource Inventory was required in 2022 when the area was previously rezoned and went through the Preliminary Plat process. The

Inventory looked at soils, vegetation, other attributes and indicators of a wetland, which were not found. From the perspective of the Conservation Design Ordinance, these wetlands are isolated, so they are not considered Waters of the U.S. and are not regulated by the Corp of Engineers; nor are they connected to a jurisdictional water, so they are not required to be set aside and preserved.

Julie Winter asked if there is a requirement for a shared use path connecting with sidewalks or other walkable infrastructure. Ms. Schoeneman said with the Conservation Design development, staff will be looking for connections between open spaces; in addition to the two shared use paths on Hyde Avenue and the main collector, there will be connections between blocks and open spaces.

The applicant, Chuck Winkleblack with Hunziker Companies, stated many of the unanswered questions will be addressed with the Preliminary Plat.

Chairperson Sullivan opened public comment.

Melanie Cornwell of 4228 Eisenhower Court asked about 4510 Hyde Avenue, water retention for the site, and the additional traffic on Hyde Avenue.

Mr. Sullivan closed public comments when no one else came forward to speak

Chuck Winkleblack stated there will be two houses on the east side of Hyde Ave., detention areas will be on the site, and water will not be released at a rate greater than it is prior to development happening.

Director Kelly Diekmann said a traffic study was done for this development along with other north growth future developments and the anticipated additional traffic is within the acceptable expectation of capacity for this type of road. Traffic calming measures, speed control, and eventually a traffic signal at Hyde Avenue and Bloomington Road will be added.

Moved by Clayton, seconded by Voss, to recommend that the City Council approve the request for rezoning from A-Agriculture to FS-RL Suburban Low Density and amended Master Plan, based upon findings and conclusions as found in the report.

Vote on Motion: 4-0. Motion passed unanimously.

Commission Comments

Mike Clayton's term is up and this is his last meeting. Appreciation for Mr. Clayton's service was expressed.

Staff Comments

None

Adjournment

Moved by Winter to adjourn at 7:26 pm

Mike Sullivan
Chairperson

Eileen Carter
Recording Secretary