

**MEETING MINUTES**  
**The City of Polk City**  
**Special Planning and Zoning Commission**  
**5:00 p.m., Monday, March 22, 2021**

Polk City, Special Planning and Zoning Commission (P&Z) held a meeting at 5:00 p.m., on March 22, 2021 via ZOOM. The Agenda was posted at the City Hall office as required by law. **These tentative minutes reflect all action taken at the meeting.**

1. **Call to Order** | Chair Bowersox called the meeting to order at 5:00 p.m.
2. **Roll Call** | Hankins, Triplett, Bowersox, Ohlfest, Vogel, Dietz | In attendance via ZOOM  
Sires | joined the meeting at 5:10 p.m.
3. **Approval of Agenda**  
**MOTION:** A motion was made by Dietz and seconded by Ohlfest to approve the agenda.  
**MOTION CARRIED UNANIMOUSLY**
4. **Public Comments** | The following residents addressed the Commission Members with their concerns against the Ledgestone Ridge project:  
Michelle Cook, 1106 Tradition Drive  
Lisa Doud, 1006 Tradition Drive  
Michael Triplett, 1005 Tradition Drive  
Written comments received prior to the meeting are attached as part of the official minutes.
5. **Ledgestone Ridge Preliminary Plat/Site Plan** | Kathleen Connor, City Engineering Representative reviewed the proposed Preliminary Plat/Site Plan to the current Amended PUD Master Plan as recommended for approval by P&Z Commission March 15, 2021 with a 3-2 vote. Jarrod Ruckle, the Developer clarified his understanding that the zoning in this area always allowed bi-attached units and his biggest change was to switch to public street so the setbacks could be 35' feet with larger front yards and more driveway parking, more similar to a single-family residential area. Ruckle stated his intent was to create a high-end neighborhood on the golf course. Commission Member Ohlfest discussed the proposal and shared his concerns about lot size, lack of HOA and the written comments that mentioned issues with bi-attached in that area. Commission Member Dietz said he is concerned with the proposed location and how it will fit with the front door to TCI and the architectural design standards. Ruckle said that the style proposed is very similar to that of the larger homes in Big Creek Valley, he also indicated he'd be open to discussing a different way to manage the HOA but felt with a public street it would empower homeowners to take care of their properties. Connor said the detention increased with this plan and the HOA would be required to manage private stormwater and monument sign if applicable. Ruckle said this plan has been through the TCI Design Committee and both the architecture plan and landscaping plan had been approved. Tom Wittman, Knapp Properties stated the Design Committee had requested the developer change the garage doors to carriage style, add shutters, update the look of the back of the homes to be the same as the front and increase the support columns to 8x8 for the patio roofs and confirmed the Developer had complied with all of the TCI Design Committee's comments. Commission Member Triplett asked who was on the TCI Design Committee, and Wittman indicated himself, Stuart Ruddy, Knapp Legal Counsel and Bill Knapp 2<sup>nd</sup>-Co-Chair. Wittman said Ruckle's request fell within the proposed allowable uses and the previous 28-unit plan was only shown as a concept, the area use would even allow commercial. Triplett said she would give some context to her and her neighbors concern because of a meeting some of the homeowners had with Former Mayor Huertz, Former City Administrator Mahannah and Knapp to agree on a concept for the area in front of the hotel. Commission Member Hankins said that ultimately this item and the PUD Amended Master Plan would be up to Council to consider at the 6pm meeting tonight. He requested the Council Liaison Sarchet share the P&Z concerns and comments received with Council prior to consideration. Hankins stated the Site Plan comparison to the current Amendment PUD Master Plan as recommended by the P&Z March 15, 2021 appeared to be in order with that which was presented.

**MOTION:** A motion was made by Hankins and seconded by Bowersox to recommend Council approval of the Preliminary Plat/Site Plan for Ledgestone Ridge subject to Staff and Engineer comments dated March 11, 2021.

Triplett said in the past if there was consternation on developments with the neighbors, the Commission had recommended the Developer go back and work with the neighbors. She also said that she's concerned with the confusion around the vote outcome with P&Z at the last meeting, and one way to clear that up would be to do a re-vote. She said she will be honoring the neighbors and will not be voting for this.

Vogel asked for clarification for the confusion with the vote, City Manager Huisman indicated that prior to the end of the P&Z Meeting, the 3-2 vote was discussed as a passing vote, and confirmed with the City Attorney after the meeting.

City Manager Huisman advised that the City Council would be voting on this project at their meeting later tonight.

**YES:** Bowersox, Vogel, Hankins,

**NO:** Sires, Ohlfest, Dietz, Triplett

**MOTION FAILED**

Engineering Representative Connor asked the Commission members to state their reasons for the denial for the record as outlined in the City's Subdivision Ordinance.

Triplett indicated the site plan did not conform to the previous PUD Master Plan and the architecture was farmhouse-style rather than traditional, and there was no Homeowners Association to be responsible for the external maintenance of the buildings.

Ohlfest indicated the lot sizes were too small and requested the developer meet with the neighbors.

\*there was not a specific code requirement cited demonstrating conflict with the current approved PUD Master Plan or the City Code.

Triplett asked why this project seems rushed, and City Manager Huisman explained that the City was following the procedures and the timeline being followed was based on the development schedule outlined in the City's policies, and since the Developer had made the deadlines it was only fair to honor that timeline and follow the process.

## 6. Adjournment

**MOTION:** A motion was made by Hankins and by Triplett to adjourn at 5:47 p.m.

**MOTION CARRIED UNANIMOUSLY**

*Next Meeting Date – Monday, April 19, 2021*

Attest:

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Jenny Gibbons - City Clerk