

**Town of Santa Claus
Advisory Planning Commission**

Date: 11/21/2022, Meeting called to order: 5:30 pm CT

Members Present: J. Stillman, K. Burke, R. Luthy, R. Grundhoefer, J. Little, M. Taylor

Members Absent:

Also Present: Atty. K. Patmore, Z.A. T. Hays, Members of the Public

Review of minutes: Luthy presents for consideration minutes from the October 17, 2022 meeting. Grundhoefer motions to approve minutes, Burke seconds. Motion carries

Old Business: None

New Business: Note: Tonight's meeting will convene 3 Public Hearings. Public Hearing number one will be for re-zoning property owned by Back 9 Development from R2 to a PUD, areas north of CR 1450 N., aka Clubhouse Road. Hearing number 2 will consider an application to re-zone the area around the existing condominiums- also Back 9 Development property, from its existing Ag designation to R2. Hearing number 3 will be to clarify wording used in the PUD ordinance.

Public Hearing opened at 5:35 pm.

Brent Lockwood wants clarification of area affected by rezoning. President explains that the PUD designation affects area north of Clubhouse Road only. Attorney Patmore summarizes; No dwelling may be placed within this area which could house humans or animals. Commission President further explains that any proposed changes must come before the APC. President also states that it -APC will recommend it always remain a golf course. Patmore furthers by stating, granting the PUD designation is contingent on Back 9 Development "...keeping it a golf course..."

Tabitha Dehart would like disclosure from the meeting that was held at the Golf Course between town officials and others. It is explained that attorneys for both parties discussed differences between parties.

Grundhoefer states that people have concerns about building and zoning, and the existing golf course remain as such. He also states that there should be assurances that "...no building of any type be constructed between the rough markers and CLV property lines..."

A member of the public is confused about the exact location of the Back 9, stating that it was originally on the north side of Clubhouse Road. T. Grundhoefer states errors in GIS mapping "...not always accurate..."

Todd KA

With no further comment Burke motions to close the Public Hearing. Grundhoefer seconds, and motion carries. Adjournment is at 5:45 pm.

Public Hearing opened at 5:50 pm.

Re-zoning of approximately 22.92 acres around the existing condo's to an R2 designation from Ag for the purpose of constructing additional condo's.

Gene Alvey wants clarification on what exactly will be built? T. Grundhoefer explains that is will be expressly to sell as condominiums, and that purchasing for the purpose of renting will not be allowed. Alvey asks if the current drive will be shared? Back 9 Development will construct road and ensure the current drive meets town specifications. They will then petition the town to take over operation of the road.

Public asks why the condos are not part of CLV? It is explained that the condos were once a part of CLV. Following the purchase of the golf course by Back 9 Development, coupled with re-zoning efforts CLV opted to relinquish ownership. Commission President explains that the condo's are no longer under CLV's covenants and restrictions. Attorney states that condo's are indeed part of CLV as the 13th subdivision. It is also mentioned that the issue is between condo owners and CLV, and that any grievances should be aired at CLV's monthly meeting.

With no further comments Burke motions to close the Public Hearing. Grundhoefer seconds, and hearing closes at 6:02 pm.

Public Hearing open at 6:03 pm.

Clarification of PUD ordinance language.

The objective is to "...change and clarify language in the ordinance..." for the procedural steps required in the process, as well as; the approvals required.

With no further comments, Burke motions to close the hearing. Grundhoefer seconds. Motion carries. Hearing closed at 6:05 pm.

President Stillman motions to give to Town Council a favorable recommendation on all 3 points presented tonight. Little seconds and the motion carries.


Two ordinances will be drafted. Ordinance 2022-01 will certify re-zoning. Ordinance 2022-02 will alter requirements for PUD changes. Note: Back 9 will get approval on 2022-02 first. Stillman motions and Grundhoefer seconds. Motion carries.

Meeting dates for 2023. Commission President explains that the current schedule is the 3rd Monday of each month at 5:30 pm local time at Town Hall. Dates and times will remain the same.

Following the recent resignation, Rick Goffinet has interest in serving on the APC. Town Council will need to appoint the next member.

Owners of Top Dog Enterprises present to inquire about a sign permit they have submitted. Z.A. Hays states that all approvals are in place.

With no further business, Taylor motions to adjourn. Grundhoefer seconds, and motion carries. Adjournment at 6:15 pm.



President Jeff Stillman

 1-16-2023
Secretary Russ Luthy Date


Member Robert Grundhoefer



Member



Vice-President Kevin Burke



Member ~~Jason Little~~


Member