

**Advisory Planning Commission
Town of Santa Claus**

Date: 7/20/2020

Meeting called to order: 5:30 pm CDT

**Members Present: J. Stillman, R. Luthy, M. Schriefer, R. Grundhoefer,
J. Little**

Members Absent: K. Burke, M. Taylor

**Also Present: Members of the Public, Town Council President M. Johannes, ZA T. Hayes,
and Atty. K. Patmore**

**Due to a large public presence, J. Little motions to adjourn and reconvene at the
community center. R. Grundhoefer seconds. Motion carries.**

Meeting reconvenes at 5:43 pm, with roll call.

**Review of Minutes: Luthy presents for approval, minutes from the April 20, 2020 meeting.
Schriefer motions to approve minutes as presented, Grundhoefer seconds. Motion carries.**

Old Business: None

New Business:

**Holiday World and Splashin' Safari is requesting a three year extension of the deadline to
complete lot paving in the park. It is explained that the park has a Master Plan in place. It
is also explained that the unpaved lot is currently gravel and not in use, and further-more,
may never be used for parking.**

**A motion is made by Stillman to inform BOZA that the delay in paving does not conflict
with the Town's Master Plan. Grundhoefer seconds the motion, and motion carries.**

Golf course sale:

**Although official notice was not given to the town by the developer to present the plan, an
impromptu Q&A with the public is held.**

**Commission President explains that representatives of the developer must file the petition
tomorrow (July 21, 2020) to ensure it is in time for the next regularly scheduled APC
meeting. It is recommended to reschedule the August meeting to the 24th to hold the Public
Hearing to ensure that all necessary arrangements are made.**

David Peterson- developer's representative- opens forum at 5:52 pm.

**Peterson begins by addressing rumors that the back nine holes of the golf course will close
when the sale is complete. Peterson states that all 18 holes will remain open, and drainage
and building improvements will be made. Further, the Clubhouse and Pro Shop will be
updated and remodeled, and an office building constructed. Other improvements include
reconstruction of pond retaining walls, and improvements to club house restaurant.**

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Public "Q&A"

Question: Who are the principals of the development firm?

Answer: Not named at this time.

Question: Why was Santa Claus chosen?

Answer: Santa Claus has "under-used" amenities and proximity to a theme park.

Question: Is the company willing to disclose financials?

Answer: No.

Question: What are the zoning requirements?

Answer: PUD- Planned Urban Development. There will be approximately 180 lots sized for single family dwellings. Cottages will be stick built- 2 bed, 2 bath, approximately 930 sq. ft. Built to resemble Victorian era cottages, some may include a loft. Cottages may be included in the "rental pool" when not occupied by owner.

Comment: There is a concern about viability of the project.

Question: Will there be a request by the developers for tax abatements or other financial incentives from the county and/or the Town?

Answer: The town may offer some type incentive or TIF the property.

Comment: There is a concern about security. i.e., transient golf carts entering CLV.

Response: Golf carts will be digitally tracked to ensure they do not enter onto private property.

Question: Community was built around the golf course and lake. Does this firm have experience in managing a golf course?

Answer: No, but they will hire a company which has experience with golf course management.

Question: Will local residents be able to enjoy the new development?

Answer: Residents will get preferential treatment.

Question: What is the name of company?

Answer: Development Consultantcies International- real estate developers from Santa Fe, New Mexico.

Comment: Concerns about valuation of surrounding properties.

Question: How many units?

Answer: Approximately 180, but could be limited due to terrain.

Question: Has this group worked on similar projects?

Answer: No.

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Question: Can lots be purchased for home construction?

Answer: No.

Question: Cost to maintain concept?

Answer: Unknown at this time.

Question: Will there be a monthly maintenance fee associated with lots, if so, what cost?

Answer: Not known. Units will be appropriately priced, and will increase value of surrounding properties.

Question: What will happen if purchase goes through, but property is not improved?

Answer: Answer is mostly unintelligible due to background discussion. Current owner is losing approximately \$1,000.00 per day by keeping course open.

Question: Will there be a guarantee that homes will not be built on the front nine?

Answer: Yes.

Question: Who is responsible for water infrastructure?

Answer: Developer is responsible.

Comment: Public is not getting straight answers to questions.

Response: There will be a public hearing prior to development.

Comment: Needs to be rules regarding ingress/egress.

Question: Could fees raise?

Answer: Maybe, maybe not, but residents and current golf course members will get discounted fees.

Question: How long will purchase and improvements take?

Answer: Firm will have a master plan in place at closing. They will begin with infrastructure improvements, which should take approximately 4 months.

Question: Will there be a property manager, and or home owners association?

Answer: Yes.

Question: Can a lot and cottage be purchased?

Answer: Yes.

Comment: Public will need more information provided at next meeting. Need a better idea on a security plan.

Answer: There will be approximately 300 remote cameras on the back nine.

Question: Will golf course play realize down time during construction?

Answer: Course to remain open, but buildings must close during construction.

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At this time the Commission President explains what must happen next: A Public Hearing will be held on August 24, 2020 at 5:30 pm. Hearing will detail zoning change requirements and etc. The APC will then have the option of offering to the Town Council a favorable, unfavorable, or no recommendation for the proposal.

With no further business, a motion to adjourn is made by Schriefer, second by Grundhoefer. Motion carries, adjournment is at 7:30 pm.



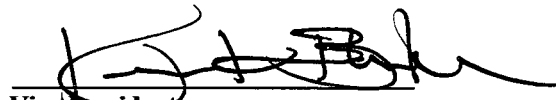
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Jeff Stillman

 8-24-2020
Secretary Date
Russ Luthy

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Robert Grundhoefer



Member
Matt Taylor



Vice President
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Member
Jason Little

Member
Mike Schriefer

