

discussed and Amity La. seemed the most feasible although it required additional land be added. Mr. Keller asked the Plan of Conservation & Development which says this area should remain residential. Mrs. Calitro noted that the POCD was written before the CRP zone was created so they should take that into consideration. Mr. Manuel asked how the road will be laid out. Mrs. Calitro said she has not seen any development plans. Mr. Manuel expressed concern about the new road passing in front of other properties. Mr. Urice said he is concerned about bringing additional traffic through a residential area. He added that originally they were told this would not be done and without seeing some sort of development plan he is definitely opposed to this. Chairman Finaldi said this is a fairly simple thing. The staff report says we do not want a new road from Mill Plain and we certainly don't want it going through Crestdale. Ms. Hoffstaetter said she agreed with Mr. Urice that they do not have enough information and they could put a road in without rezoning this parcel. Mrs. Calitro said there are no specific plans yet but there may be environmental issues that limit where a road can be placed. Chairman Finaldi said they do not have to have a site plan to go for a zone change, so this Commission has as much info as the Zoning Commission will have when they look at this. Mr. Urice said without facts or a design in front of them it is difficult to determine if this is a good thing. He added that there is no regulation which prohibits them from putting the road in the existing CA-80 area. Mr. Keller said although it was written before CRP existed, the POCD still recommends this remain residential, so they can't really give this a positive recommendation. Mrs. Calitro said the staff report states that based on the existing zoning that is no longer realistic. Mr. Urice made a motion to give this a negative recommendation for the following reasons: There was not enough information provided and no reason was given as to why this cannot be done any other way. And although it was written before the CRP zone was created, the Plan of Conservation & Development recommends this remain residential. Mr. Keller seconded the motion and it was passed with three AYES (from Mr. Keller, Mr. Manuel and Mr. Urice) and two NAYS (from Mr. Deeb and Chairman Finaldi).

OTHER MATTERS FOR REVIEW AND POSSIBLE ACTION:

Letter from Attorney Paul Jaber requesting second bond reduction for Peterson's Farm a/k/a Fieldstone Estates, Louis Allan Dr & Petersons La. – SUB #03-02.

Mrs. Emminger said this is an ongoing project which was approved with a large bond. The usual procedure with a project like this is that there are several bond reductions before the project is completed. She added that in October 2008, this bond was reduced from \$1,195,000.00 to \$500,000.00, based on the fact that a significant portion of the Engineering work had been done. The bond amount is always based on the Engineering Dept. estimates for the work that still needs to be done. So in this case, we have received a letter from the Engineering Dept. which lists five outstanding items that still need to be done and the costs involved in them. Based on that, the applicant's attorney has requested a reduction of the bond amount from \$500,000.00 to 105,837.00 which is the amount specified in the Engineering Dept. letter. Mr. Manuel made a motion to approve the request for a bond reduction from \$500,000.00 to 105,837.00 based upon the Engineering Dept. recommendation. Mr. Urice seconded the motion and it was passed unanimously.

There was nothing under Correspondence and under For Reference Only, there were two applications for floodplain permits.

At 8:20 PM, Mr. Keller made a motion to adjourn. Mr. Manuel seconded the motion and it was passed unanimously.