

Minutes of Public Hearing
Proposed 2017 Fairview Hills Golf Course Development
Preliminary Plat
September 13, 2017
107 East 4th Street
7 p.m.

Malvern Planning and Zoning Commission Chairperson Vicki Drews **called to order at 7:02 p.m.**, September 13, 2017, the Public Hearing regarding the Proposed 2017 Fairview Hills Golf Course Development Preliminary Plat, at City Hall Council Chambers.

Drews recognized the **following members present**: Ryan Grant, Ardeth Henderson, Zack Jones, Jeff Williams, Josie Williams, and Tom Winchester. Zoning Administrator Bob Blum, City Clerk Mary Poort, City Engineer Preston Sargent, Elvera Thomas, and Richard Maaske were also present. Developer Jay Burdic joined the hearing at 7:10 p.m.

Drews then stated that this is the **time to receive oral or written objections** from any resident or property owner of the City. Recognition of publication was then announced that Notice of the Planning and Zoning Commission's **Intent to Conduct a Public Hearing** on the Proposed 2017 Fairview Hills Golf Course Development Preliminary Plat had been **published August 31, 2017**, in the Malvern Leader.

Poort stated that there were **no written objections, statements, and/or evidence** heretofore filed at City Hall.

Whereupon, **Drews opened the floor** to any oral objections, statements, and all other exhibits to be presented for consideration by the Commission. Drews recognized Richard Maaske to speak on the development of the Woodfield subdivision on Hwy. 275, near Glenwood, Iowa, due to its minimal soil disturbing activities during construction and its permanent management of storm water to protect water quality with low impact development practices that infiltrate water on-site, which the proposed Fairview Hills Development is proposing to mirror. Maaske's comments covered such topics as: low-impact development known as conservation, hold water to prevent run-off, sidewalks, concrete, driveways, impervious surfaces and run-off, erosion, wash-out, Woodfield conservation unseen without knowing where it is, drainage into swales, flow and slow water, capture water, infiltration trench, native grasses, root systems 10-18 feet down, benefits and effectiveness of best practices, capture of pollutants and reduced runoff, rainfall, blankets, soil, compost, terraces, ten-year frequency storm, 10-20 year design, porous cement, rain gardens, no curbs, environmentally-friendly subdivision.

Other discussion topics by Blum, Maaske, Burdic, Sargent, and Commissioners as such: need for statements in covenants, money saved with no curb/no storm sewer, bare ground, runoff, restructure to prevent gullies, seeded above and below for erosion control, sediment control, retention pond, future steps to plant with quick rye, homeowner seeding and sodding, difference in seeds, need for dense root system, Buffalo grass, etc. to reduce run-off, low impact dirt work, any indication in drawings?, storm water retention—not showing that, housing set in stone, environment not set in stone, soil conservation is biggest piece to the subdivision, water will dictate what the subdivision is going to look like, based on slope of land, water will drive this entire project, maximize housing yet lots do need to work with water, and changes may be needed.

There being no further objections, comments, or evidence offered, Chairperson Drews **closed the public hearing** at 7:29 p.m.

Vicki Drews, Chairman
Malvern Planning & Zoning Commission

ATTEST:
Mary Poort, City Clerk