

**CONSERVANCY & SCENIC CORRIDOR COMMITTEE**  
**MINUTES OF THE REGULAR MEETING**  
**VILLAGE HALL**  
September 21, 2016

**CALL TO ORDER:** Meeting called to order at 7:15 p.m.

Members present: Kelley Smith Chairman, Warren Schmitt, Kathy Wiberg, and Sharon Dal Compo and

Members absent; Helen Wilson.

Also present: Jim Hogue, Village Planner, Pamela Self, Landscape Architect and Mr. Ronald P. Sorce, Architect.

**MEETING MINUTES – July 6, 2016**

Commissioner Schmitt made a motion, seconded by Commissioner Smith, to accept the July 6, 2016 Draft Meeting minutes as presented. On a voice vote all aye.

**VISITOR BUSINESS;** None

**APPLICATIONS:**

**CSCC 16-03;** Consideration of a request to remove unwanted material; replanting of trees, shrubs, grasses and wildflowers within an Upland & Lowland Conservancy District on property known as 4268 Golf Lane (Lot #2 Ponds of Skycrest Subdivision) submitted by Mr. Ronald P Sorce.

Planner Hogue reviewed the history of the development noting that in 2005 approval was sought and granted to consolidate (re-subdivide) the then existing five (5) zoning lots in the existing Skycrest Estates Subdivision into three (3) zoning lots ranging from 2.02 Acres to 4.82 acres in size. Lot 2 was of particular concern with conservancy issues.

The CSCC reviewed the proposed subdivision during its May 18, 2005 meeting and recommended approval. During this meeting, the CSCC considered the following: (1) approval of building pad areas disturbing the maximum 40% of the upland conservancy areas to be depicted on the plat of subdivision and staked on site. These wooded areas consist primarily of a large number of non-protected tree species, i.e. Willow, Cottonwood, Buckthorn, etc; (2) as a straight subdivision, the conservancy areas will be located as part of the individual lots and not as common lots that are the responsibility of the HOA. The individual lots have been configured to limit the impact on wetland and conservancy soils and (3) the proposed landscaping materials for the disturbed conservancy area will be reviewed by the CSCC for conformance the list of approved plantings with each individual building permit (since the actual area disturbed will not be known until the homes are designed).

Pamela Self, Landscape Architect representing the applicant, explained the request. She began with the plantings located inside the building box which were a combination of native and non-native species. As these plantings were located in the “buildable area” the use non-native species and species outside the approved village list (including turf grass) were acceptable. In short, no CSCC review and approval are required for plantings in this area but explanation was offered to keep the proposal in context.

She then explained plantings for the conservancy area. She noted some plant species indentified on the approved

plant species list are not readily available in this area. All existing trees were to be left in the conservancy including an existing juniper tree. Buffalo grass is proposed to be used outside the building box to provide a transition between the turf grass in the building box and the conservancy. The buffalo grass, which grows to 12” in height, can also be mowed for maintenance purposes. They would like to mow the site to determine if any desirable species worth saving exist on the property. The proposed seed mix was then presented.

The proposed seed mix and plantings were then discussed by the CSCC. Chairman Smith noted per the site visit most of the trees on-site were cottonwoods and willows and not particularly desirable species from the conservancy perspective. He also noted the plant species on-site were mostly “scrub” which had grown up and very little if any of the site contained true conservancy plantings. The CSCC found the seed mix and plantings to be acceptable as proposed.

A motion was made by Chairman Smith, seconded by Commissioner Wiberg to recommend approval of the replanting of trees, shrubs, grasses and wildflowers within an Upland & Lowland Conservancy District on property known as 4268 Golf Lane (Lot #2 Ponds of Skycrest Subdivision) as submitted to the CSCC at their September 21, 2016 meeting. On a voice vote; all aye.

### **OTHER BUSINESS;**

- 1). Resignation; Helen Wilson – Planner Hogue distributed the letter of resignation from Commissioner Wilson. She is resigning to take a spot on the PCZBA. Chairman Smith thanked Ms. Wilson for service to the CSCC and wished her well on the PCZBA. He also noted the vacancy should be filled and suggested notice in “The Bridge” other outreach for potential candidates.
- 2). Consideration of 2017 Meeting Dates – Planner Hogue presented and reviewed the proposed 2017 meeting calendar. This calendar maintains the “status quo” for CSCC meeting dates. He also presented the committee assignments for 2017. He requested a motion to approving this calendar if no changes are to be made. A motion was made by Chairman Smith, seconded by Commissioner Schmitt to accept the 2017 meeting calendar as proposed. On a voice vote; all aye.

**ADJOURNMENT OF MEETING;** Commissioner Schmitt moved to adjourn, seconded by Commissioner Dal Compo. On a voice vote, all aye. Meeting adjourned at 8:00 P.M.

Respectfully submitted,

*James M. Hogue*

James M. Hogue, Village Planner