

**City of Rockville Planning Commission Minutes**  
**Special Meeting held February 21, 2006**  
**Time: 7:00 p.m. Place: John Clark Elem. Media Ctr.**

The meeting was called to order at 7:00 p.m. by Chairman Jerry Bechtold.

**Roll Call:** Present: Chair Bechtold, Toni Honer, Dale Borgmann, Linda Peck, Roger Schmidt, Dan Hansen (7:08 p.m.). Absent: Jerry Tippelt. Also present: Vern Ahles (liaison with the City Council).

**Staff:** Judy Neu (Administrative Assistant).

**Approval of Agenda/Amendments:** Moved and seconded that the agenda/amendments be approved. **Passed.**

**Approval of Minutes of 02-14-06:** Moved and seconded that these minutes be approved as presented. **Passed.**

**New Business:**

**Discuss a proposed trail in Prairie Industrial Park:** Bill Molitor handed out maps of his acreage adjacent to the cul-de-sac that runs north of Prairie Drive in Prairie Industrial Park. Bill had come before the Commission on January 10, 2006 as regards a possible replat of this acreage i.e. to reduce the size of the lots (approximately 1 acre) because this is the size that is presently being sought by small businesses. His replat would make 8 (eight) lots available vs. the 4 (four) originally identified. On this replat (concept plan) Bill had outlined a potential walking/ bike trail. This trail concept had been presented to the Park/Rec/Trails Board at its February 2, 2006 meeting (see letter of general support from the Trails Task Force). In addition, a letter from the City Engineer indicated general support of the trail. The Engineer did indicate that if wetlands had to be crossed by the trail, proper wetland permits would have to be obtained for any wetland impacts.

Much of the discussion dealt with the replat itself, not specifically the trail. The following **comments were raised about the replat concept:** 1) Access to the property. At present there is only one access point. Both an ingress and an egress point will be necessary in the future as development proceeds along Prairie Drive. 2) How to handle increased traffic? Bill suggested that one could not assume that traffic would increase because he was requesting smaller lots. It would depend on the types of businesses and number of employees, etc. 3) Have there been any inquiries for these smaller lots from businesses? Both Bill and Judy indicated that there have been several such requests i.e. real estate companies, flooring/tiling/carpeting enterprises. The larger lots eliminate certain businesses because the land costs are too high, the costs to hook up with city water and sewer is costly, and the business just does not need all the space. 4) Can the water and sewer mains handle the additional demand? Yes, the city engineer has indicated as such and has placed on the replat where the hook up lines might go.

Judy reminded the Commission that **the reason for tonight's meeting was to discuss the trail. This was not a public hearing on the replat. The following comments about the trail were discussed:** 1) The potential trail would be 10 feet wide so that future grants from the state might be possible. Such grants would be necessary should the trail be paved as a bike trail. 2) The trail loops around Outlot A, much of which is a wetland and cannot be developed. The wetland has functional value hydrologically and also incorporates some wooded sections. This open space would act as a buffer between adjacent residential development and the Industrial Park. 3) Bill intends to connect this trail to 43 acres (located to the northeast) slated for residential development. The trail would be part of his land/park dedication for this residential development. Outlot A and the trail would be dedicated open space/park land. 4) Future possibilities are to connect this trail further east to the Elementary School and eventually west to C.R. 8 along Prairie drive. This allows a further connection to the Rocori Trail in the distant future. 5) One of the dilemmas with all trail proposals is making connections, but one has to start somewhere and strive to make connections whenever the opportunity presents itself. Citizens John Peck (Trails Task Force) and Duane Willenbring commented on this dilemma and supported the general concept of a trail through Prairie Industrial Park.

**Moved and seconded that the Planning Commission recommends approval of this general trail being part of the concept plan for Prairie Industrial Park. Passed unanimously.\*\***

\*\* This motion is approval of the trail concept only. It is not meant to be an approval of the replat concept that Bill Molitor is working on. This will come before the Commission at a future time accompanied by a Public Hearing.

**Adjournment:** Moved and seconded to adjourn the meeting. Time: 7:53 p.m. **Passed.**

Chairman\_\_\_\_\_

Rec. Sec.\_\_\_\_\_