

GREGORY PLANNING COMMISSION
Regular Meeting – Monday, Feb. 3, 2014

The regular meeting of the Gregory Planning Commission was held at the City offices on Monday, Feb. 3 with Scott Anshutz, Sam Flakus, Donna Schmitz and Bonnie Johnson present. Dan Fiebelkorn was absent.

Scott attended the Chamber/Bid meeting last week. Their business included lot division and discussion on persons interested in the commercial lots of the new subdivision; also the next meeting with SPN (Jeff and Greg).

Preliminary study indicates the new subdivision will include 64 residential lots and 18 commercial lots. Stage A was the purchase of the property, which has been accomplished. Stage 1 will be development of commercial and residential lots in the southwest portion of the subdivision. This will entail approximately \$1,500,000 costs for water, sewer, curb and gutter and asphalt. Because this portion of the development will be adjacent to the school, grant monies up to \$200,000 may be available. Eighteen to twenty residential lots can be developed in the Stage 1 area. As of now everything south of the golf course road is slated for commercial development.

Stage 1 is critical because revenue from lot sales, taxes, grants, etc., is necessary for the next expansion.

The next regularly scheduled meeting of the planning commission is Monday, Feb. 17 at 5 p.m. prior to the council meeting that evening. On Monday, Feb. 10, a trip is planned to Chamberlain to see how their Cedar Heights development has progressed.