

**TOWN OF ASTATULA  
MAYOR AND COUNCIL  
SUMMARY MINUTES**



**COUNCIL WORKSHOP  
FRIDAY APRIL 14, 2023  
COMMUNITY CENTER**

Having been duly advertised as required by law, Mayor Mitchell Mack called the workshop to order at 2.37 pm. He gave the invocation and led the Pledge of Allegiance.

**Members Present:**

Mitchell Mack, Mayor  
Stephen Cross, Vice-Mayor  
Orita Issartel  
Zane Teeters  
Gayle Sikkema

**Also Present:**

Graham Wells, Town Clerk  
Wally Hoagland, Police Chief  
Marjorie Boyd, P & Z Chair  
Sean Donnelly, P & Z Vice-Chair  
Karen Smith, P & Z Member  
Theresa LaBree, P & Z Member  
Leigh Ann Pflugh, P & Z Member

Roll Call was performed. The Mayor welcomed Planner Tim Green and Adolfo Pereira, AJ Pereira and Steve Shea representing Sterling Meadows. Also present were Mr. & Mrs. Paul Netwall.

**NEW BUSINESS**

**DISCUSSION ON THE PROPOSAL TO REVISE THE PLANNED URBAN DEVELOPMENT (PUD) FOR THE STERLING MEADOWS SUBDIVISION.**

The Mayor announced that a meeting had taken place between the developer of Sterling Meadow and town staff the week prior where they had brought forward a new proposal for the revision of the PUD. They wanted to see if it would be received favorably by the council before making a formal application.

Due to the fact that the original PUD had just been approved for another year, it was felt that a workshop to include both the council and the Planning and Zoning Board members would be appropriate to get all opinions and ideas on the table. These minutes are a summary of what was discussed as detailed minutes would be taken if a revised proposal was brought forward at a future date.

Steve Shea, engineer for the developer, gave an explanation as to why the original PUD had not been developed. He cited the change in the Real Estate market with higher interest rates that had caused the builder they had partnered with to pull out. They had talked to other prospective builders but had not been able to secure a contract that would enable the infrastructure stage to go forward.

As a result, they had looked at the layout of the 98-acre parcel and had come up with some changes that would make it more cost effective for a builder, and more attractive to the town. One of the initial issues was the size of the lots that were necessary to have a well and septic tank on them. To overcome this, a central wastewater treatment plant would be installed. This would enable the lots to be smaller in width, thus condensing the layout and reducing the linear feet of roads to be paved.

The reduced footage of paving and sidewalks would mean significantly less cost while providing more open space and greatly increased buffers from the surrounding properties, particularly to the south of the parcel. The developer was not asking for higher density; the plan was still for the 157 lots which would not increase the amount of traffic onto County Road 48. The entranceway would become a T-intersection and the islands would be designed to benefit the residents on the eastern side of Fair Street as well as the roads leading into the Meadows subdivision.

A park close to the front entrance would be put in by the developer and dedicated to the town for the residents to use. Mr. Shea talked about the design of the gravity fed wastewater treatment plant and the benefits to the environment of not having 157 separate septic tanks.

There was a lot of discussion and input from the council and P & Z members and although no formal vote was required, the consensus was that this was a more practical and beneficial layout than what was previously approved.

There being no further business the meeting was adjourned at 4:53 pm.

Respectfully submitted,

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Mitchell Mack, Mayor

ATTEST:

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Graham Wells, Town Clerk