

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
Whitewater Municipal Building Community Room
March 14, 2011

**ABSTRACTS/SYNOPSIS OF THE ESSENTIAL ELEMENTS OF THE OFFICIAL
ACTIONS OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION**

Chairperson Torres called the meeting of the Plan and Architectural Review Commission to order at 6:00 p.m.

PRESENT: Torres, Binnie, Dalee, Miller, Coburn, Knedler (6:04), Meyer. ABSENT: Zaballos. OTHERS: Wallace McDonell/City Attorney, Bruce Parker/Zoning Administrator.

HEARING OF CITIZEN COMMENTS. This is a time in the agenda where citizens can voice their concerns. They are given three minutes to talk. No formal Plan Commission Action will be taken during this meeting although issues raised may become a part of a future agenda. Items on the agenda may not be discussed at this time.

There were no citizen comments.

MINUTES. The Plan Commission minutes of February 14, 2011 were approved by unanimous voice vote.

REVIEW AND MAKE RECOMMENDATION TO THE CITY COUNCIL FOR AUTHORIZING EXECUTION OF QUIT CLAIM DEED RELATIVE TO CITY OF WHITEWATER CRAVATH STREET WATER TOWER REAL ESTATE (TO CORRECT REAL ESTATE ERRORS). City Attorney McDonell explained that the City took ownership of the deeds for the water tower property about 40 years ago. The deeds generally conveyed the property the City thought it was receiving. The Title of Grantors did not necessarily and probably did not include all property included in the chain of titles. This has been problematic. The City has been working on this for about 25 years. Any time a real estate transaction takes place in this area, something needs to be taken care of.

The City water tower is well away from the proposed property line. What is being done is to set a legal boundary of the property between, at a minimum of, the two property owners so that in the future, when conveyances are made, there will not be any title questions (overlapping title descriptions or defective descriptions). This should clean up this particular problem.

Plan Commission Member Knedler arrived at the meeting. City Attorney McDonell gave a brief overview. This is an attempt by the City to straighten out real estate descriptions for the east side water tower property. The problem is that the chain of title was defective when the City received the title. It is taking a long time to straighten out. The City will be exchanging Quit Claim Deeds (granting any property rights you may or may not have) with the property owner to the west. This will set boundaries for both properties to have the residential property to the west of the water tower. The exchange of property rights requires Plan Commission recommendation to the City Council.

City Attorney McDonell recommended that the Plan Commission make recommendation to the City Council that the requested transfers of the Quit Claim Deeds take place.

Moved by Binnie and Knedler to recommend to the City Council that the requested transfers of Quit Claim Deeds take place. Motion approved by unanimous roll call vote.

INFORMATION:

- a. **Future agenda items:** Zoning Administrator Bruce Parker explained that there will be an April meeting. SEWRPC will be presenting a report; and possibly a conceptual review of a commercial property.

The next regular Plan Commission meeting will be April 11, 2011.

Moved by Miller and Coburn to adjourn at approximately 6:08 p.m. Motion was approved by unanimous voice vote.

Chairperson Gregory Torres