

MUNICIPAL PLANNING COMMISSION MINUTES

February 14, 2023, Meeting at 7 p.m.

Chris McDonald, Chairman
Emilee Senyard, Vice Chairman
Hayley Schulist, 1st Secretary
Mike Anderson, 2nd Secretary
Lisa Anderson, Mayor

Brandon Butler
Salvatore Cali
David Magner
LaRhonda Williams

STAFF PRESENT: Daugherty, Jones, Sullivan, Blackburn, Paisley, Carter, Hogan

- McDonald called the meeting to order at 7:04 p.m.
- Roll call by Jones

	PRESENT	ABSENT
Mr. McDonald	X	
Ms. Senyard	X	
Ms. Schulist	X	
Mr. Anderson	X	
Mayor Anderson	X	
Mr. Butler	X	
Mr. Cali	X	
Mr. Magner	X	
Ms. Williams		X

- Approval of Agenda

Motion to approve: Schulist

Second: Senyard

	YES	NO	ABSTAIN	RECUSE
Mr. McDonald	x	___	___	___
Ms. Senyard	x	___	___	___
Ms. Schulist	x	___	___	___
Mr. Anderson	x	___	___	___
Mayor Anderson	x	___	___	___
Mr. Butler	x	___	___	___
Mr. Cali	x	___	___	___
Mr. Magner	x	___	___	___
Ms. Williams	ABSENT			

Motion passes 8-0

- Citizen Comments: NONE
- Approval of Minutes – January 10, 2023, Work Session

Motion to approve: Mr. Anderson

Second: Schulist

YES NO ABSTAIN RECUSE

Mr. McDonald	x	___	___	___
Ms. Senyard	x	___	___	___
Ms. Schulist	x	___	___	___
Mr. Anderson	x	___	___	___
Mayor Anderson	x	___	___	___
Mr. Butler	x	___	___	___
Mr. Cali	x	___	___	___
Mr. Magner	x	___	___	___
Ms. Williams	ABSENT			

Motion passes 8-0

• **Approval of Minutes – January 10, 2023, Regular Meeting**

Motion to approve: Schulist
Second: Senyard

	YES	NO	ABSTAIN	RECUSE
Mr. McDonald	x	___	___	___
Ms. Senyard	x	___	___	___
Ms. Schulist	x	___	___	___
Mr. Anderson	x	___	___	___
Mayor Anderson	x	___	___	___
Mr. Butler	x	___	___	___
Mr. Cali	x	___	___	___
Mr. Magner	x	___	___	___
Ms. Williams	ABSENT			

Motion passes 8-0

• **New Business**

1. PC Resolution PC-06-23, Site development plan, West Way Unit 2, 26.63 Acres, Map: 047, Parcel: 024.04, Current zoning: RM-12 – Multi-Family Residential, Property Owner: West Way Apts LP

Motion to approve: Cali
Second: Schulist

Staff Report - Sullivan

Applicant – Scott Williams

Discussion – Magner had questions for the staff pertaining to plan review comments, specifically if there should be two access points for fire protection. Sullivan stated since there is less than 200 units and the buildings are sprinkled there is not a requirement for two access points. Magner also questioned the condition of approval regarding the amenity of the playground. Sullivan stated that area would be leveled, or other areas would be used. Mr. Anderson asked that since the buildings are sprinkled will there be water flow coming from two directions in case one water supply was damaged. Applicant Scott Williams stated that there is two lines, the main line that runs through Phase 1 and an existing line on the back side of the project. Senyard asked the applicant their thought process on the playground. The applicant stated he was willing to do what ever the city wanted to see, that he was hoping for some type of natural playground to allow more trees. He also stated that the area would have to be leveled and they may look at trying to use a better location for the playground. Butler asked the question of the internal drives being called driveways instead of roads, traditionally those

would be designed to city road standards. He asked if the access point coming across the stream has sidewalks and connectivity or what happens if it gets damaged in a flood. Would emergency responders still be able to gain access with it being a small twenty-foot section leading to the back area. The applicant stated they are proposing to bridge that area above the floodway so the ability to get across it would be like any other bridge. McDonald stated that it will be a narrow squeeze trying to get to the back area with that many units. Williams stated there are 2 twenty-unit buildings that will use that area so the number of people using that area will be less.

	YES	NO	ABSTAIN	RECUSE
Mr. McDonald	x	___	___	___
Ms. Senyard	x	___	___	___
Ms. Schulist	x	___	___	___
Mr. Anderson	x	___	___	___
Mayor Anderson	x	___	___	___
Mr. Butler	x	___	___	___
Mr. Cali	x	___	___	___
Mr. Magner	x	___	___	___
Ms. Williams	ABSENT			

Motion passes 8-0

2. PC Resolution PC-07-23, Annexation, 7409 Crow Cut Road, 12.04 Acres, Map: 046, Parcel: 023.01, 023.06. Property Owner: Duncan McKay Potter III and Teresa B. Potter.

Motion to approve: Cali
Second: Schulist

Staff Report – Sullivan

Applicant – Duncan Potter, 7409 Crow Cut Rd

Discussion – Senyard asked if there was a zoning request. She clarified with Mr. Sullivan that it will come in with RS-40 zoning. Magner asked the applicant if there was any intended use for the property. The applicant stated no. Mr. Anderson asked the applicant why he was interested in having his land annexed into the city. The applicant stated he has recently acquired one of the parcels, has lived here since 1997, and wishes to be a part of the community.

	YES	NO	ABSTAIN	RECUSE
Mr. McDonald	x	___	___	___
Ms. Senyard	x	___	___	___
Ms. Schulist	x	___	___	___
Mr. Anderson	x	___	___	___
Mayor Anderson	x	___	___	___
Mr. Butler	x	___	___	___
Mr. Cali	x	___	___	___
Mr. Magner	x	___	___	___
Ms. Williams	ABSENT			

Motion passes 8-0

3. PC Resolution PC-08-23, Site development plan, Bell Yards, 14.56 Acres, Map 018, Parcel: 001.00. Current zoning: CG – Commercial General, Property Owner: Bell & Associates Construction LLC.

Motion to approve: Cali
Second: Magner

Staff Report – Sullivan

Applicants – Joe Haddix & Tyler Baldrige

Discussion – Mayor Anderson asked what the uses for the pole barns will be. Mr. Baldrige answered they are to store lumber and equipment. Magner asked about lights in the overhang area possibly shining onto adjacent properties. He also asked if any equipment would be stored outside being visible to the neighbors. The applicants stated there would occasionally be equipment stored outside waiting to be worked on but that it would be under the pole barns or around the garage area. Magner asked if that area was screened from the neighbors. The applicant stated there is a 6ft fence along the property. Mr. Anderson asked if they had other facilities around the area like this one. Mr. Baldrige stated they do not. Senyard stated the building was attractive but did not meet the architectural characteristics outlined by the city. Baldrige stated only the back side didn't adhere with the architectural requirements. He stated when they are ready to expand they will expand using the back side. Senyard stated the requirements are 70% brick. Mr. Baldrige said his understanding was stucco was an approved material. The brick would be 5ft high then stucco on top. Sullivan stated the requirement was 70% brick however they had went back and forth with the applicant and wanted to bring it before the PC for discussion and it would be added a condition of approval. McDonald asked if there was language in the regs that the materials could match the surrounding buildings. Sullivan stated the materials and colors could be compatible with buildings in the vicinity. McDonald stated that this area was mostly industrial. Magner asked about the sign on building. The applicant stated the sign would be changed and from the drawings submitted. Schulist asked if the city has permit requirements for lit signs. Sullivan stated yes that a sign permit would be required. Senyard stated she felt like there could be more of a middle ground on the front of the building regarding the design element.

	YES	NO	ABSTAIN	RECUSE
Mr. McDonald	x	_____	_____	_____
Ms. Senyard	_____	_____x_____	_____	_____
Ms. Schulist	x	_____	_____	_____
Mr. Anderson	x	_____	_____	_____
Mayor Anderson	x	_____	_____	_____
Mr. Butler	x	_____	_____	_____
Mr. Cali	x	_____	_____	_____
Mr. Magner	x	_____	_____	_____
Ms. Williams	ABSENT			
Motion passes 7-1				

4. PC Resolution PC 09-23, Final Plat, Wynwood Park Phase 2, 5.48 Acres, Map: 021, Parcel: 061.28. Current Zoning: R-20 PUD, Property Owner: Boulevard Building Group, LLC.

Motion to approve: Cali
Second: Mayor Anderson

Staff Report – Sullivan

Applicant – Chase Kerr, Crunk Engineering

Discussion – Senyard asked Sullivan when this item was added to the agenda. Sullivan stated that it was add earlier in the morning and a new agenda was sent out. Sullivan stated it was an IDT issue that caused the item to get left off by mistake. Magner asked the

applicant about a mailbox location for this phase. The applicant stated the mailbox location was at the intersection of Hanworth Street and Frances Street. Magner asked is the stream buffer coming into the build area of lot 14. Blackburn stated that when staff reviewed this the location of the stream buffer was adjusted so it did not fall within the setbacks. Blackburn stated that it does cross the lot line but does not encroach on the setback of the lot itself.

	YES	NO	ABSTAIN	RECUSE
Mr. McDonald	x	___	___	___
Ms. Senyard	___	___	x	___
Ms. Schulist	x	___	___	___
Mr. Anderson	x	___	___	___
Mayor Anderson	x	___	___	___
Mr. Butler	x	___	___	___
Mr. Cali	x	___	___	___
Mr. Magner	x	___	___	___
Ms. Williams	ABSENT	___	___	___
<u>Motion passes 7-0 (1 Abstain)</u>				

BONDS AND LETTERS OF CREDIT

- Adams Preserve Townhomes Performance Bond set at \$1,011,508
- Westview Subdivision Phase 1A Reclamation Bond set at \$92,500
- Goodwin Farms Subdivision Reclamation Bond set at \$346,300
- Otter Creek Phase 2 Bond Reduction to \$231, 800
- Richvale Estates Phase 1 Bond Reduction to \$462,600
- Richvale Estates Phase 2 Bond Reduction to \$792,900

REPORTS FOR DISCUSSION AND INFORMATION

COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS

ADJOURNMENT – Motion to adjourn by Cali at 7:57 p.m.


Rachel Jones, City Recorder