

MUNICIPAL PLANNING COMMISSION MINUTES

May 13, 2025, Meeting at 7 PM

David Wagner, Chairman
Hayley Schulist, Vice Chair
Lisa Anderson, Mayor

Chris McDonald, Vice Mayor
Salvatore Cali
Will King

Shonda Schilling
LaRhonda Williams
Jeff Pape

Staff present: Tom Daugherty, Marisa Howell, Josh Hogan, Ethan Greer, Curtis Broadbent, Kevin Chastine, Bre Bailey, Miranda Vanderknapp

- **Call to order by:** Mr. Wagner at 7:02 PM
- **Roll Call by:** Marisa Howell, Community Services Assistant

	PRESENT	ABSENT
Mr. King	X	
Ms. Williams		X
Ms. Schilling	X	
Mayor Anderson	X	
Mr. Wagner	X	
Ms. Schulist	X	
Mr. Cali	X	
Vice Mayor McDonald	X	
Mr. Pape	X	

- **Prayer & Pledge led by:** Mr. Wagner
- **Approval of Agenda**

Motion to approve: Mayor Anderson

Second: Ms. Schilling

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams					X
Mr. King	X				
Ms. Schulist	X				
Vice Mayor McDonald	X				
Mr. Wagner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 8-0					

- **Citizen Comments** - None
- **Approval of Minutes – April 22, 2025, Special Called Meeting**

Motion to approve: Vice Mayor McDonald

Second: Mayor Anderson

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali			X		
Ms. Williams					X
Mr. King	X				
Ms. Schulist	X				
Vice Mayor McDonald	X				
Mr. Magner	X				
Mr. Pape			X		
Ms. Schilling	X				
MOTION PASSED 6-2					

- **Old Business - None**
- **New Business**

1. PC Resolution PC-22-25, Annexation, 0 Cox Pike, 53.162 Acres, Map: 043, Parcel: 015.00, 052.00, and 053.00. Property Owner: Marlon Cunningham.

Motion to approve: Mayor Anderson
Second: Ms. Schilling

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali		X			
Ms. Williams					X
Mr. King	X				
Ms. Schulist	X				
Vice Mayor McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 7-1					

Staff Report: City Planner Ethan Greer

Representative: Joe Epps – Anderson, Delk, Epps & Associates, Inc.

Discussion: Mr. Pape stated the zoning would come forward in June, but the annexation would not be in front of the Board of Commissioners meeting until July. Mr. Pape asked if this should wait until this is formal at the Board of Commissioners before this gets brought to the zoning. Mr. Greer stated in previous years the annexation ran concurrent with the zoning. Mr. Greer stated after reviewing the rules and regulations with this property, and per the zoning ordinance, the property would be annexed as RS-40 and would need to be rezoned, the property would have to be in the planning jurisdiction of the city. Mr. Greer stated for this property, the process will begin with planning commission tonight, with annexation ultimately having two readings at the Board of Commissioners prior to finalization. Mr. Greer stated our document states the applicant can request the zoning of the future annexed property at the same time. Mr. Greer stated with that, this will go through planning and Board of Commissioners one month apart, the rezoning would go before planning in June, and to the Board of Commissioners in July and again in August. Mr. Greer stated

if the annexation were to fail with the Board of Commissioners at the first or second read, the rezoning will become mute, and if the rezoning passes, then the rezoning would continue to follow the two to three weeks after the annexation and would be able to rezone. Mr. Pape thanked Mr. Greer for the clarification.

2. PC Resolution PC-23-25, Revised Master Development Plan, Chester Road Townhomes, Map: 042, Parcel: 142.00. Current Zoning: RM-8. Property Owner: Phillips Builders.

Motion to Defer for 30 Days: Vice Mayor McDonald

Second: Mayor Anderson

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams					X
Mr. King	X				
Ms. Schulist	X				
Vice Mayor McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 8-0					

Staff Report: City Planner Ethan Greer

Representative: Cooper Morris- Kimley-Horn

Discussion: Vice Mayor McDonald stated he was trying to find the updated plans on the IDT portal so he could review and prepare himself for tonight's meeting and could not find the plans. Vice Mayor McDonald stated the plans were there but were labeled as something other than updated plans so for that reason he was not able to look at the new plans and compare the two plans before the meeting tonight. Vice Mayor McDonald stated now that he knows where to look for this for comparison, he would like to motion to defer this item. Mayor Anderson second. Mr. Greer asked Vice Mayor McDonald if the defer was for thirty days and Vice Mayor McDonald stated yes.

3. Pc Resolution PC-24-25, Woodwick Phase 1, 19.87 Acres, Map: 021, Parcel: 056.03. Current Zoning: R-20. Property Owner: Candlewood Cove, LLC.

Motion to approve: Mr. Cali

Second: Mayor Anderson

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams					X
Mr. King	X				
Ms. Schulist	X				
Vice Mayor McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				

Staff Report: City Planner Ethan Greer

Representative: None

Discussion: None

- **Bonds and Letters of Credit – None**
- **Reports for Discussion and Information**
 - **City Planning Staff** – Mr. Greer demonstrated how to add layers to our city maps on our website. The layer that is being demonstrated is an overlay of all new projects that have been approved by the city. This overlay will add any new developments to the map so that you can get a perspective of where these developments will be. Mr. Greer stated there will be three seats coming up available for the planning commission at the end of June and if anyone is interested, please submit an application on our website, call our office, or talk to any of the commissioners. Mr. Greer also thanked Mr. Magner for all his years of hard work and dedication on the planning commission.
 - **City Manager** – Mr. Daugherty thanked Mr. Magner for his service and hard work.
 - **City Engineer** – Mr. Broadbent thanked Mr. Magner
 - **City Attorney** – None
- **Planning Commission Roundtable**
- **Adjournment by:** Vice Mayor McDonald at 7:35 PM

[Marisa Howell](#)

Marisa Howell, Community Services Assistant

https://www.youtube.com/watch?v=_9gd3hJzVbc