

# **MUNICIPAL PLANNING COMMISSION MINUTES**

May 16, 2023, Meeting at 7 p.m.

Chris McDonald, Chairman  
Emilee Senyard, Vice Chairman  
Hayley Schulist, 1<sup>st</sup> Secretary  
Mike Anderson, 2<sup>nd</sup> Secretary  
Stuart L. Johnson

Leslie Fischer-Street  
Salvatore Cali  
David Magner  
LaRhonda Williams

Staff present: Tom Daugherty, Rachel Jones, Sarah Totty, Keith Paisley, Josh Hogan

- Mr. McDonald called the meeting to order at 7:00 p.m.
- Roll Call by City Recorder, Rachel Jones

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

- Prayer & Pledge led by Mr. Anderson
- Approval of Agenda  
Motion to approve: Mr. Cali  
Second: Mr. Johnson

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson	X				
Mr. Cali	X				
Ms. Williams					X
Ms. Senyard	X				
Mr. McDonald	X				
Ms. Schulist	X				
Ms. Street	X				
Mr. Anderson	X				
Mr. Magner	X				
<b>MOTION PASSED 8-0</b>					

- Citizen Comments: NONE

- **Approval of Minutes – April 11, Regular Meeting**

Motion to approve: Mr. Cali

Second: Ms. Schulist

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson			X		
Mr. Cali	X				
Ms. Williams					X
Ms. Senyard	X				
Mr. McDonald	X				
Ms. Schulist	X				
Ms. Street	X				
Mr. Anderson	X				
Mr. Magner	X				
<b>MOTION PASSED 7-0 (1 Abstain)</b>					

- **New Business**

1. **PC Resolution PC-17-23, Master Development Plans, Columbus Cove Townhomes, 47 Single-Family Attached Dwelling Lots on 4.77 Acres. Map: 022 Parcels: 164.00 and 165.01. Current Zoning: RM-12 Multi-Family Residential, Property Owner: Platinum Equities, LLC.**

Motion to approve: Mr. Johnson

Second: Ms. Schulist

Staff Report – read by City Engineer, Sarah Totty

Applicant – Trent Smith, Southern Consulting & Tim Mangrum

Discussion – Mr. Magner questioned the applicant about contours shown on the grading plans crossing boundary lines onto the adjacent parcel. Mr. Mangrum stated that he also owns the adjacent property. Ms. Street questioned the applicant about the traffic study that was submitted. Mr. Smith replied the traffic study was originally done in the summer months when school was out and that the study had been updated to include school traffic. Ms. Totty stated the traffic study does include future growth projections.

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson	X				
Mr. Cali	X				
Ms. Williams					X
Ms. Senyard	X				
Mr. McDonald	X				
Ms. Schulist	X				
Ms. Street		X			
Mr. Anderson	X				
Mr. Magner	X				
<b>MOTION PASSED 7-1</b>					

2. **PC Resolution PC-18-23, Residential Site Development Plan, Columbus Cove Townhomes, 47 Single-Family Attached Dwelling Lots on 4.77 Acres, Map: 022, Parcels: 164.00 and 165.01. Current Zoning: RM-12 Multi-Family Residential, Property Owner: Platinum Equities, LLC.**

Motion to approve: Mr. Johnson

Second: Ms. Schulist

Staff Report – read by City Engineer, Sarah Totty

Applicant – Trent Smith, Southern Consulting & Tim Mangrum

Discussion – Ms. Senyard questioned the percentages on building materials. Mr. Mangrum stated the materials will be fiber cement board. Mr. Magner questioned the applicant if there will be a temporary fire truck turnaround space. Mr. Mangrum replied there will be a section of a roundabout in place that the fire truck could use for turnaround space. Mr. Magner made a motion to amend the original motion for approval to a motion for approval without the variance request. Mr. Anderson seconded the motion. Mr. Johnson asked for the elevation drawings to be shown on the overhead screens. Mr. Anderson stated after seeing the drawing he didn't have a problem with the variance, and he withdrew his second. No other member seconded Mr. Magners motion, the motion failed for lack of a second. The original motion was voted on.

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson	X				
Mr. Cali	X				
Ms. Williams					X
Ms. Senyard	X				
Mr. McDonald	X				
Ms. Schulist	X				
Ms. Street			X		
Mr. Anderson	X				
Mr. Magner		X			
<b>MOTION PASSED 6-1 (1Abstain)</b>					

3. **PC Resolution PC-19-23, Deannexation of June Warden Property, 99.33 Acres, Map: 021, Parcel 058.00. Current Zoning RS-40 Single-Family Residential, Property Owner: June Warden.**

Motion to approve: Mr. Cali

Second: Mr. Anderson

Staff Report – read by City Engineer, Sarah Totty

Discussion – Mr. Hogan stated the deannexation process is different from annexation due to annexation is requested by the property owner and deannexation is a process that the city must initiate. Mr. McDonald read some information he found while researching deannexation. Mr. McDonald questioned what services the city is failing to provide to the property owner. Ms. Totty replied the city is not failing to provide services. Julie Fischer came forward to speak representing her mother, June Warden. Ms. Fischer stated the city did a mass annexation 18 years ago and it included this property which has been a working farm for over 70 years. Mr. McDonald expressed his concerns about what precedent the city would set if they allowed this deannexation. Mr. Hogan explained the question should be does the deannexation benefit the city. Discussion between Ms. Fischer and the

commission took place about if the deannexation was not passed, rezoning to agriculture could be an option.

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson		X			
Mr. Cali	X				
Ms. Williams					X
Ms. Senyard		X			
Mr. McDonald		X			
Ms. Schulist		X			
Ms. Street				X	
Mr. Anderson		X			
Mr. Magner		X			
<b>MOTION FAILED 6-1 (1 Recusal)</b>					

### **Bonds and letters of credit**

### **Reports for discussion and information**

- City Planning Staff -
- City Manager – Mr. Daugherty reminded everyone to please fill out their paperwork for payroll.
- City Engineer – Ms. Totty appreciates everyone's patience, will get more information on next month's PowerPoint, will work with everyone to make sure they are set up on IDT.
- City Attorney – Mr. Hogan briefly discussed the proposed new Planning Commission Bylaws. The current bylaws were passed in 2008, the new ones proposed is an update by Mr. Carter and MTAS based on best practices. Mr. Hogan said Mr. Carter will be at the next meeting to present the bylaws to the Planning Commission.

### **Communication from the planning commission members**

**Adjournment** – Motion to adjourn by Mr. Johnson at 7:57 p.m.

  
Rachel Jones, City Recorder

To view the meeting in full please visit the following link:  
[https://www.youtube.com/watch?v=dmC\\_pzk34Rk](https://www.youtube.com/watch?v=dmC_pzk34Rk)