

# MUNICIPAL PLANNING COMMISSION MINUTES

June 10, 2025, Meeting at 7 PM

**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, Patrick Carter, Ethan Greer, Curtis Broadbent, Kevin Chastine, Keith Paisley, Seth Standridge

- **Call to order by:** Ms. Schulist at 7:00 PM
- **Roll Call by:** Marisa Howell, Community Services Assistant

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

- **Prayer & Pledge led by:** Ms. Schulist
- **Approval of Agenda**

**Motion to approve:** Mr. Cali  
**Second:** Mr. Pape

	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. Pape	X				
Ms. Schilling	X				
<b>MOTION PASSED 7-0</b>					

- **Citizen Comments - None**
- **Approval of Minutes – May 13, 2025, Regular Meeting**

**Motion to approve:** Mr. Pape  
**Second:** Ms. Williams

	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. Pape	X				
Ms. Schilling	X				
<b>MOTION PASSED 7-0</b>					

• Old Business

1. **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 approve as amended: Vice Mayor McDonald**  
**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. Pape		X			
Ms. Schilling		X			
<b>MOTION FAILED 7-0</b>					

**Staff Report:** City Planner Ethan Greer

**Representative:** John Richard Patterson – Kimley Horn

**Discussion:** John Richard Patterson stated the developer has decided to make these units two bedrooms instead of three bedrooms. Mr. Patterson stated the revised master plan was changed by taking out the three bedroom units and adding more two-bedroom units without changing the site plan. Ms. Schulist stated in the new plans the detention pond states it will be part of Phase 2. Mr. Patterson stated the detention pond will be in Phase 1. Ms. Schulist stated that with all the stormwater runoff that has occurred recently she was concerned about the detention pond not being put in during Phase 1 and asked if that needed to be a condition of approval. Mr. Carter stated a condition should be made to build the detention pond during Phase 2 because that is not what the phasing plan shows. Ms. Williams asked for clarification on why the three-bedroom units are being taken out of the plans and adding more two-bedroom units and more parking due to the surrounding areas being similar. Mr. Patterson stated the developer did market research to figure out what product type was missing and after the research was completed, the developer decided to opt for just the two bedrooms. Mr. Patterson stated by taking out the three bedrooms, they were able to add more two bedrooms using the same footprint and that they would not have to change the site plan. Vice Mayor McDonald asked if any of the sidewalks had been altered. Mr. Patterson stated nothing has changed, the roads and sidewalks will be in the same spot. Mr. Patterson also stated the revisions were unit count and driveways. Vice

Mayor McDonald stated the original project had a specific vision for the board having this more of a community feeling development. Vice Mayor McDonald stated the new plan does not have that community feel with only having two-bedroom units, no driveways and no grass in front of the units. Vice Mayor McDonald stated this plan went against the 2040 plan for that area but was given approval based on the vision for a community feel development, and in his opinion, he feels like this has been a bait and switch situation. Ms. Schulist made a motion to make an amendment to the current motion to add a condition of approval that despite what the phasing plan shows that the detention ponds will be built in Phase 1.

**Motion to amend the current motion to add a condition of approval that despite what the phasing plan shows that the detention pond will be built in Phase 1:**

Ms. Schulist

**Second:** Ms. Williams

	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. Pape	X				
Ms. Schilling	X				
<b>MOTION PASSED 7-0</b>					

- New Business**

- 1. PC Resolution PC-25-25, Site Development Plan Lazestar, 14.76 Acres, Map: 023, Parcel: 053.01. Current Zoning: IR-Industrial Restrictive. Property Owner: MKHTN, LLC.**

**Motion to approve:** Mr. Cali

**Second:** Vice Mayor McDonald

	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. Pape	X				
Ms. Schilling	X				
<b>MOTION PASSED 7-0</b>					

**Staff Report:** City Planner Ethan Greer

**Representative:** Allison Corolla – T-Square Engineer

**Discussion:** Ms. Corolla stated this plan is about ninety-five percent similar to the plan that was presented a year ago and because of revised geometry several of the parking spaces were relocated.

2. **PC Resolution PC-26-25, Rezoning, Meadowview, 0 Kingwood Blvd., Map: 042, Parcel: 123.00. Current Zoning: R-20. Proposed Zoning: R-5. Property Owner: Landsouth, LLC.**

**Motion to approve:** Mr. Cali

**Second:** Mr. Pape

**Staff Report:** City Planner Ethan Greer

**Representative:** Julie Berg

**Discussion:** Julie Berg stated her intent is to survey off twenty-seven and a half acres and to not rezone all the area. Ms. Berg stated she had Kimley-Horn draw plans for the area that she wanted rezoned and not the area that she is getting surveyed off. Ms. Berg stated she did not want the twenty-seven and a half acres rezoned, she wanted to stay in the parameters of the Fairview forward on the upper part of the property and has cut back the lot sizes to ninety-one cluster lots. Ms. Berg stated by doing that, that area should be more open green space and would have walking areas along the creek and along the property. Mr. Carter asked if Mr. Greer had the drawings from Kimley-Horn that Ms. Berg is showing. Mr. Greer stated he was just handed the drawing. Mr. Carter stated this would need to be deferred and the application would need to be corrected by the applicant and would need to be put on a future planning commission agenda. Mr. Greer stated the discussion for tonight is to determine the rezone for the entire property to RS-5 and to give a recommendation to the Board of Commissioners. Mr. Carter stated the board can't review the drawing because it has not been properly presented before the body. Mr. Carter also stated he recommends deferring this to not risk being denied and having to wait for a year before reapplying. Mr. Carter stated by asking for a deferral, this should give time to get the application corrected. Vice Mayor McDonald explained that what is before them tonight is to rezone this entire property. Vice Mayor McDonald also stated he thinks what is being proposed is great, but the rezone of the entire property is the only item that can get voted on tonight, and if this passed for rezone of RS-5, this property would stay that way regardless if you were the property owner or someone else was. Vice Mayor McDonald stated if the intention is to survey off acreage, then he would agree with Mr. Carter to request a deferral and to correct the application. Vice Mayor McDonald also stated this property had been reviewed before and the way it stands now, his vote tonight would be a no. Ms. Berg stated she did not have anything to do with the prior submittal of this property. Ms. Berg stated she was unaware of all the plans prior, and she does not want to cross the creek on the property at all and what was given to Mr. Greer tonight was basically the same plan she had given him before. Ms. Berg stated she doesn't know how the procedures work. Vice Mayor McDonald stated Mr. Greer would be happy to help her with that. Vice Mayor McDonald also stated a great example of what could happen when rezoning properties was the first item on tonight's agenda. Vice Mayor McDonald also stated he believes the intention of what is wanting to be done to this property, but if something else happened and someone else had this property and it was all rezoned RS-5, they would be able to plan for RS-5. Ms. Berg stated she understands, and she didn't realize having the twenty-seven and a half acres surveyed off and to not rezone the rest was an issue. Vice Mayor McDonald asked Mr. Greer to give her some guidance after the meeting. Ms. Berg stated she didn't want to ask for any variances or favors and does not want to rezone something that she don't want rezoned. Ms. Schulist stated even if the document had been presented to the board today that it would not change anything for tonight's vote, and that once she has the parcel divided legally, come back on a future date to request a rezone to the portion that is buildable. Mr. Pape stated the board can't legally rezone part of the property unless a PUD was an option, but a PUD would still need to be resubmitted. Ms. Berg stated what she gave to Mr. Greer was only a plan for the front part that is buildable and never submitted anything for the back part. Ms. Berg asked if there was any way to just survey that off because that part was never included in any

plans, and that she wasn't told she would need to survey that area off first. Mr. Carter stated that it is possible but not possible tonight, and you wouldn't want the Planning Commission to vote for what is being brought to them tonight. Mr. Carter stated you need to ask for a defer, get with your surveyor and with Mr. Greer and get the application fixed before the board votes on this. Ms. Berg stated she wants to build nice, cute cottages and not like the prior submittal. Mr. Pape stated nothing that is being done tonight has to do with the previous application, the board just can't legally vote half. Ms. Berg asked if she could get it surveyed off and stay on the agenda to move forward due to a sewer letter timeline. Mr. Carter stated we can't change the application tonight. Mr. Carter stated a deferral needs to be asked for tonight or the board will be forced to vote, and she will not like the outcome. Ms. Berg stated she is asking for a deferral per Mr. Carter's advice. Vice Mayor McDonald advised to make the defer indefinitely for agenda reasons. Mr. Cali made a motion to defer indefinitely and Mr. Pape second.

**Motion to Change the Language in the Condition for the Board of Commissioners Meeting from Thursday July 1<sup>st</sup> to Thursday July 17<sup>th</sup> and the Public Hearing from August 7<sup>th</sup> to August 21<sup>st</sup> : Vice Mayor McDonald**  
**Second: Mr. Pape**

	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. Pape	X				
Ms. Schilling	X				
<b>MOTION PASSED 7-0</b>					

**Motion to Defer Indefinitely: Mr. Cali**  
**Second: Mr. Pape**

	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. Pape	X				
Ms. Schilling	X				
<b>MOTION PASSED 7-0</b>					

- **Bonds and Letters of Credit – None**
- **Reports for Discussion and Information**
  - **City Planning Staff** – Mr. Greer thanked Ms. Williams for her time served on the board and verified there would be enough members here next meeting to have a quorum.
  - **City Manager** – None
  - **City Engineer** – None
  - **City Attorney** – None

- **Planning Commission Roundtable**
- **Adjournment by:** Mr. Cali at 7:47 PM

*Marisa Howell*

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Marisa Howell, Community Services Assistant

<https://www.youtube.com/watch?v=kNzalgvEFz0>