

# **MUNICIPAL PLANNING COMMISSION MINUTES**

July 11, 2023, Meeting at 7 p.m.

**Chris McDonald, Chairman**  
**Salvatore Cali**  
**Shonda Schilling**

**Emilee Senyard, Vice Chairman**  
**Stuart L. Johnson**  
**Hayley Schulist**

**Brandon Butler**  
**David Wagner**  
**LaRhonda Williams**

**Staff present:** Tom Daugherty, Rachel Jones, Keith Paisley, Ethan Greer, Josh Hogan, Curtis Broadbent, Kevin Chastine

- **Mr. McDonald called the meeting to order at 7:01 p.m.**
- **Roll Call by City Recorder**

	PRESENT	ABSENT
Mr. McDonald	X	
Ms. Senyard	X	
Ms. Schulist	X	
Mr. Johnson	X	
Mr. Butler	X	
Mr. Cali	X	
Mr. Wagner	X	
Ms. Williams	X	
Ms. Schilling	X	

- **Prayer & Pledge led by Mr. McDonald**
- **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				
Ms. Schulist	X				
Mr. Butler	X				
Mr. Wagner	X				
Mr. McDonald	X				
Ms. Schilling	X				
<b>MOTION PASSED 9-0</b>					

- **Citizen Comments - None**
- **Approval of Minutes – June 13, 2023, Regular Meeting**

Motion to approve: Ms. Williams  
Second: Mr. Johnson

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson	X				
Mr. Cali	X				
Ms. Williams	X				
Ms. Senyard	X				
Ms. Schulist	X				
Mr. Butler	X				
Mr. McDonald	X				
Mr. Magner	X				
Ms. Schilling	X				
<b>MOTION PASSED 9-0</b>					

- **New Business**

**1. PC Resolution PC 25-23, Final Plat, Cumberland Estates Phase 6, 23 Lots on 5.48 Acres, Map: 047, Parcel: 066.04. Current Zoning: R-20 RPUD, Property Owner: Cumberland Estates, LLC**

Motion to approve: Mr. Cali  
Second: Mr. Johnson  
Staff Report: Mr. Chastine  
Representative present: Todd Olsen

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson	X				
Mr. Cali	X				
Ms. Williams	X				
Ms. Senyard	X				
Mr. McDonald	X				
Ms. Schulist	X				
Ms. Butler	X				
Mr. Magner	X				
Ms. Schilling	X				
<b>MOTION PASSED 9-0</b>					

**2. PC Resolution PC 26-23, Final Plat, Cumberland Estates Phase 7, 32 Lots on 9.34 Acres, Map: 047, Parcel: 066.04. Current Zoning: R-20 RPUD, Property Owner: Cumberland Estates, LLC**

Motion to approve: Mr. Johnson  
Second: Mr. Cali  
Staff Report: Mr. Chastine  
Representative present: Todd Olsen

Motion to amend the motion of approval to add a condition of approval that the landscaping must meet the requirements in the zoning regulations: Mr. Magner  
Second: Mr. Johnson

Vote on amendment

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson	X				
Mr. Cali	X				
Ms. Williams	X				
Ms. Senyard	X				
Mr. McDonald	X				
Ms. Schulist	X				
Ms. Butler	X				
Mr. Magner	X				
Ms. Schilling	X				
<b>MOTION PASSED 9-0</b>					

Vote on motion to approve

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson	X				
Mr. Cali	X				
Ms. Williams	X				
Ms. Senyard	X				
Ms. Schulist	X				
Mr. Butler	X				
Mr. Magner	X				
Mr. McDonald	X				
Ms. Schilling	X				
<b>MOTION PASSED 9-0</b>					

**3. PC Resolution PC 27-23, Site Development Plan, Fairview Animal Clinic Addition, Map: 023, Parcel: 043.00. Current Zoning: CG- Commercial General, Property Owner: E&J Holdings, LLC**

Motion to approve: Ms. Schulist

Second: Ms. Williams

Staff Report: Mr. Chastine

Representative present: Joe Haddix

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson	X				
Mr. Cali	X				
Ms. Williams	X				
Ms. Senyard	X				
Mr. McDonald	X				
Ms. Schulist	X				
Mr. Butler	X				
Mr. Magner	X				
Ms. Schilling	X				
<b>MOTION PASSED 9-0</b>					

**4. PC Resolution PC-28-23, Adoption of Planning Commission Bylaws**

Motion to approve: Mr. Cali

Second: Ms. Schulist

No comments from staff.

Mr. Hogan stated that Mr. Carter has been working on these bylaws along with MTAS and what has been provided is the best practices across the state in regard to how Planning Commissions are structured and how they operate.

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson	X				
Mr. Cali	X				
Ms. Williams	X				
Ms. Senyard	X				
Mr. McDonald	X				
Ms. Schulist	X				
Mr. Butler	X				
Mr. Magner	X				
Ms. Schilling	X				
<b>MOTION PASSED 9-0</b>					

#### **5. Public Hearing – Urban Growth Boundary**

a) Meredith Keyser – 7321 Cox Run Ct

**Bonds and letters of credit** - None

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

- City Planning Staff - City Planner, Ethan Greer, introduced himself to the board. Kevin Chastine introduced himself to the board. He is on staff at Griggs and Maloney and will be providing planning and plan review services to the city.
- City Manager - Congratulations to all new Planning Commission members.
- City Engineer – City Engineer, Curtis Broadbent, introduced himself to the board. He is on staff at Griggs and Maloney and will be providing engineering services to the city.
- City Attorney – Nothing to report.

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

**Adjournment** – Motion to adjourn by Mr. Johnson at 7:46 p.m.



Rachel Jones, City Recorder

To view the meeting in full please visit the following link:

[https://www.youtube.com/watch?v=S\\_AK9zcLEh8](https://www.youtube.com/watch?v=S_AK9zcLEh8)