

PLANNING COMMISSION MINUTES
September 13, 2023



TYPE: Regular Meeting
PLACE: City Council Chambers, City Building, One Donham Plaza
TIME: 6:00 P.M.

MEMBERS Sam Cornwall Todd Moore
PRESENT: John Langhorne Roger Daniel
Will Parsons Paul Nenni

STAFF PRESENT: James Metz, City Planner

OTHERS PRESENT: Phillip Brandon

CALL TO ORDER

Mr. Moore called the meeting to order at 6:00 pm and the roll was called by Mr. Metz. Mr. Moore led the Planning Commission in the Pledge of Alliance. Mr. Metz was sworn in by Mr. Moore to speak on the cases.

APPROVAL OF PREVIOUS MEETING MINUTES

Mr. Moore introduced the approval of the August 9th, 2023 meeting minutes and asked if there were any needed changes. A motion was made by Mr. Daniel and seconded by Mr. Nenni to approve the meeting minutes as submitted. The motion was approved through roll.

APPOINTMENT OF ARCHITECTURAL REVIEW BOARD REPRESENTATIVE

Mr. Metz introduced the need to replace the Architectural Review Board Representative of the Planning Commission and asked if there was anyone interested. Mr. Nenni made a motion to appoint Mr. Cornwall as the Representative and Mr. Parsons as the Alternate and seconded by Mr. Langhorne. Both Mr. Cornwall and Mr. Parsons agreed and the motion was approved unanimously through roll.

PUBLIC HEARING:

FINAL DEVELOPMENT PLAN – 2701 CENTRAL AVE

Mr. Moore introduced the case as a request by applicant Phillip Brandon for approval of a Final Development Plan to construct twenty single-family homes at 2701 Central Avenue, known as Parcels ID: Q6531043000030. The property is a total of 6.7264 acres. The project received approval by the City Council for the Planned Development Map Amendment and Zone Change on the July 5th, 2023 meeting.

Mr. Moore asked if there was a staff report. Mr. Metz presented the case using a PowerPoint presentation showing the site plan, describing what is allowed currently within the zoning district, and that the applicant would like to receive the final development plan approval.

Mr. Metz read the review criteria for the PD Final Development Plan. The following criteria shall serve as conditions that should generally be satisfied before the approval of the PD final

development plan:

- A. Appropriate arrangements with the applicant have been made which will ensure the reservation of common greenspace as indicated on the PD preliminary development plan and PD final development plan.
- B. Appropriate agreements with the applicant have been made to ensure the proper completion of public improvements in compliance with Chapter 1222: Subdivision Design;
- C. The proposed PD final development plan for the individual section(s) of the overall PD is consistent in contents (building location, land uses, densities and intensities, yard requirements, and area and frontage requirements) with the approved PD preliminary development plan;
- D. The minimum common greenspace area(s) have been designated and shall be duly transferred to a legally established homeowner's, property owners', or condominium association, or has been dedicated to the City or another public or quasi-public agency.
- E. Each individual phase of the development can exist as an independent unit that is capable of creating an environment of sustained desirability and stability, or that adequate assurance will be provided that such objective can be obtained;
- F. That any part of the planned development not used for structures, parking and loading areas, or streets, shall be landscaped or otherwise improved; or if approved by the Planning Commission, left in its natural state;
- G. That any exception from the design standards provided in the PD preliminary development plan is warranted by the design and amenities incorporated in the detailed PD final development plan;
- H. That the internal streets and thoroughfares proposed are suitable and adequate to accommodate the anticipated traffic within and through the development;
- and
- I. The PD final development plan has been transmitted to all other agencies and departments charged with responsibility of review.

Mr. Metz showed the Future Land Use Map from the 2022 Comprehensive Plan that indicated the property is within a Special Interest Area.

Mr. Metz ended his presentation and noted the applicant was present.

Mr. Moore moved to open the public hearing. Mr. Brandon was sworn in. Mr. Brandon stated nothing has changed from the previously shown plans and would be happy to answer any questions the Planning Commission may have. Hearing none, Mr. Brandon left the dais.

Mr. Moore asked if anyone else would like to speak for or against the application. Hearing none, Mr. Moore closed the public hearing.

Mr. Moore asked for a staff recommendation. Mr. Metz stated that the development committee has recommended approval of the application as submitted.

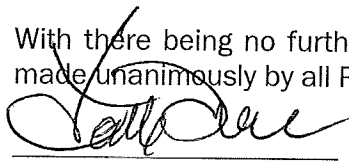
Mr. Moore asked if they had a motion. Mr. Cornwall made a motion to approve the application as submitted. Mr. Langhorne seconded the motion. The motion was approved through roll call.

Sam Cornwall – Voted to Approve
Roger Daniel – Voted to Approve
Greg Emrick – Absent
Will Parsons – Voted to Approve
Paul Nenni – Voted to Approve
Todd Moore – Voted to Approve
John Langhorne – Voted to Approve

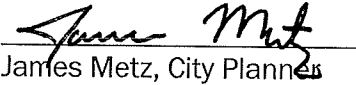
OLD/NEW BUSINESS:

ADJOURNMENT

With there being no further business for the Planning Commission to discuss, a motion was made unanimously by all Planning Commission members to adjourn at 06:21 PM



Todd Moore, Chairman



James Metz, City Planner

*The full meeting recording is available at the Planning & Zoning Department.