

Invocation: Commissioner Brian Clark

Pledge of Allegiance: Co-Chairman Michael Phillips

Call to Order: Co-Chairman Michael Phillips called the Planning Commission Meeting to order at 6:00pm. An attendance sheet was included for visitors.

Roll Call: Board Members present: Frank Mocivnik, James Walker, Michael Phillips, Brian Clark. Tony Kaczoroski, Darrin Brock, and Chase Henrichs were absent. We had quorum.

Approval of Minutes:

Motion to approve Minutes of December 4, 2023 as written.

Motion: Commissioner Walker

Second: Commissioner Mocivnik

Vote Aye: Mocivnik, Walker, Phillips, Clark

Vote Nay: None

Motion to approve Minutes of December 4, 2023 as written were approved.

Public Forum: Open: 6:03pm Closed: 6:03pm

New Business: None.

A – NWA Land Trust – Lot Split – 617 Spring Creek Road – Parcel #12-02661-000

NWA Land Trust submitted a lot split for 617 Spring Creek Road. The parent tract is 15.55 acres that is being split into two tracts. Tract One will be 14.70 acres and Tract Two will be .85 acres. Tract Two has an existing house on the property.

Motion to approve NWA Land Trust – Lot Split – Parcel #12-02661-000.

Motion: Commissioner Mocivnik

Second: Commissioner Walker

Vote Aye: Walker, Phillips, Mocivnik, Clark

Vote Nay: None

Motion to approve NWA Land Trust – Lot Split – Parcel #12-02661-000 approved.

B - Matched Pair, LLC Lot Line Adjustment – 304 W. Apple Blossom Ave - Parcel #12-00264-001

Matched Pair submitted a lot line adjustment for W. 304 Apple Blossom Ave to adjust a property line of 1.37 acres to increase the acreage to 1.67 acres. The line adjustment will reduce Tract A on the plat from 1.04 acres to .74 acres.

Motion to approve Matched Pair, LLC - Lot Line Adjustment – Parcel #12-00264-001

Motion: Commissioner Clark

Second: Commissioner Walker

Vote Aye: Walker, Phillips, Mocivnik, Clark

Vote Nay: None

Motion to approve Matched Pair, LLC - Lot Line Adjustment – Parcel #12-00264-001 approved.

C - Michele Graham Revocable Trust – Lot Line Adjustment – N. Old Wire Road - Parcel #18-05675-000

Michele Graham Revocable Trust submitted a lot line adjustment for N. Old Wire Road to adjust a property line of two tracts. After the adjustment, Tract One will be 11.85 acres and Tract Two will be five acres.

Motion to approve Michele Graham Revocable Trust – Lot Line Adjustment - Parcel #18-05675-000

Motion: Commissioner Mocivnik

Second: Commissioner Walker

Vote Aye: Clark, Phillips, Walker, Mocivnik

Vote Nay: None

Motion to approve Michele Graham Revocable Trust – Lot Line Adjustment - Parcel #18-05675-000 approved.

D – Beran Concrete, Inc. – Conditional Use Permit – Parcel #12-00171-000 – N. Bloomington St.

Taylor Lindley, Crafton Tull, submitted a Conditional Use Permit application for the use of warehouses to be placed on N. Bloomington on the lot north of Pile's concrete. The uses of the five buildings will be commercial, workshop, and retail. The uses surrounding this property are single-family residential, manufactured housing and commercial.

Public Hearing: Open: 6:14pm Closed: 6:14pm

Motion to approve Beran Concrete – Conditional Use Permit: 1) Restrict 200' for retail; 2) gravel is not acceptable for parking.

Motion: Commissioner Walker

Second: Commissioner Mocivnik

Vote Aye: Phillips, Walker, Mocivnik

Vote Nay: Clark

Motion to approve Beran Concrete – Conditional Use Permit 1) Restrict 200' for retail; 2) gravel is not acceptable for parking was not approved.

E- Master Street Plan Revision

A public hearing for an amendment to the master street plan to add additional city streets as described below:

1 – Addition of local street connecting from Mills Lane to Hwy 264 to create an additional access into the park.

2 – Extending Quinlan Avenue in Weatherton Subdivision to Bellview St, This extension will create additional access from the subdivision.

3 – Extending Venice Ave in Tuscany Heights Subdivision east to Spring Creek St and extending Venice Ave west to Zion Church Ave.

4 – Extending Grant Place south to Ladelle Ave.

5 – Extending Commerce Parkway south to Ladelle Ave.

6 – Extending residential Dr. south.

7 – Adding additional trail from Zion Church St. south along Christie Creek to Ladelle Ave.

The commissioners agreed that number 7 should be further discussed and not placed on the Master Street Plan.

Public Hearing: Open: 6:38pm Closed: 6:38pm

Motion to recommend to City Council for approval of Master Street Plan without additional trail.

Motion: Commissioner Phillips

Second: Commissioner Clark

Vote Aye: Walker, Mocivnik, Clark, Phillips

Vote Nay: None

Motion to approve to recommend to City Council for approval of Master Street Plan without additional trail approved.

F – Land Development Code Amendment

We request an amendment to the Land Development Code to amend regulations on above ground utility placement on property. When ordinance 16-1132 was passed on November 14, 2023 by City Council, the ordinance did not place guidelines for subdivisions which had preliminary plat approvals prior to the ordinance passing.

For the subdivisions that have preliminary plat approvals only with no buildings under construction, Staff asks that the Planning Commission considers to recommend an amendment to the code which would permit the subdivisions which currently have Preliminary plat approval (subdivision that were approved prior to the approval of Ordinance 16-1132), to continue with above ground utilities in the front setback given they are no more than twenty-four inches (24") or less from the ground.

Meters shall be mounted on houses.

Public Hearing: Open: 6:48pm Close: 6:51pm

Motion to recommend to City Council for approval of Land Development Code Amendment.

Motion: Commissioner Clark

Second: Commissioner Walker

Vote Aye: Walker, Mocivnik, Phillips, Clark

Vote Nay: None

Motion to recommend to City Council for approval of Land Development Code Amendment approved.

Old Business: None.

Planning Staff Items: Next PC Meeting 1-18-24 (Thursday)

Discussions: At the next meeting we will be reviewing the Bylaws and electing officers.

Committee Reports: None

Adjourn: Motion to adjourn made by Commissioner James Walker and second by Commissioner Brian Clark. All were in favor. The meeting adjourned at 7:01pm.

ATTEST:


Elizabeth Estes, City Clerk



APPROVED:


Michael Phillips Co - Chairman