



CENTRAL PLANNING COMMISSION SPECIAL CALLED MEETING  
AUGUST 7<sup>th</sup>, 2024

### Meeting Minutes

Tripp Brooks (Present)  
David Vaughn (member) (Present)  
Lynne Chapman (Deputy Council Advisor) (Absent)  
Justin Rakey (Vice Chair) (Present)  
Lauren Queen (member) (Absent)  
Paige Bowers (Council Advisor) (Present)  
Daniel Bare (member) (Present)  
Jennifer Vissage (Zoning Admin) (Present)

Chairperson Brooks opened the meeting at 5:36 PM and stated that a quorum was established.

Chairperson Brooks stated that there were two items on the agenda for tonight's meeting. The first being the annexations that council has already begun the process. Council assigned temporary zoning, and the Planning Commission will make recommendations for permanent zoning for these parcels.

Second, the planning commission will start to review the proposed PUD that is part of the annexations.

#### Annexation Zonings

Chairperson Brooks began the process of each of the annexations per the attached list:

- 1) 4074- 00-28-2138 General Business. Chairperson Brooks made a motion to confirm the zoning associated with the annexation. Mr. Rakey seconded the motion and Mr. Brooks asked if there was any discussion. Mr. Rakey asked if property was contiguous to any properties in town limits.

Mr. Brooks confirmed. There was no further discussion, so the board voted 4-0 to confirm the zoning of General Business.

2-10) 4074-00-38-6857, 4074-00-28-9858, 4074-00-47-0397, 4074-00-38-1129, 4074-00-46-5525, 4074-00-46-1203, 4074-00-46-7359, 4074-00-45-5959, 4074-00-28-5665) are all owned by the same person and are asking to be zoned as AG. Mr. Brooks made a motion to confirm the AG zoning and Mr. Rakey seconded the motion. Mr. Brooks stated that he had concerns about the AG zone not being consistent. Mr. Bare asked if the property owners had plans for these properties and Councilwoman Bowers stated that the property will remain AG after the annexation. This property is where his cattle are located, and he only wanted to benefit from the town with services. She stated that the town does need to look at a vacant zone to help with these situations. Mr. Rakey agreed with Mr. Brooks concerns. He felt that the comprehensive plan was for inside the town limits and did not really address outside limits where development could be coming. He stated the town does need to amend the AG zone for future, but the board cannot affect the current situation. Chairperson Brooks stated that we were looking at the soil value instead of the tax value which 4% vs 6%. Mr. Vaughn wanted to know what the annexation to the town was and Mr. Brooks stated that the planning commission has not say in the annexation. The commission can only vote on confirming the zoning. Mr. Rakey stated that currently the town has 4.3% of land for agriculture/vacant so there will be an increase in this for the town. There was no further discussion, and the board voted 3-1 to confirm the AG zoning district.

11/16/17/28 4064-00-58-9446, 4064-06-48-0323, 4064-06-39-1493, and 4064-06-39-4870. These four parcels are owned by the same person and are all contiguous to each other. Chairperson Brooks stated that staff had informed him and the board prior to the meeting that the parcels will not be completely annexed. A 25-foot strip for a sewer easement is all that will be annexed in. Chairperson Brooks made a motion to approve confirming the AG zoning and Mr. Vaughn seconded the motion. There was no discussion, and the board voted 4-0 to confirm the zoning.

12) 4074-00-45-7965 Chairperson Brooks made a motion to confirm the zoning to R20 and Mr. Vaughn seconded the motion. Chairperson Brooks stated that R20 is consistent with the property and area. There was no further discussion, and the board voted 4-0 to confirm the R20 zoning.

13/14) 4074-00-69-0142 and 4074-00-59-1096 are owned by the same person and are requesting AG. Chairperson Brooks made motion to confirm the zoning and Mr. Rakey seconded the motion. There was no further discussion, and the board voted 3-1 to confirm the annexation zoning of AG.

15) 4074-00-59-6105 is requesting R20 and Chairperson Brooks made a motion to confirm the annexation zoning and Mr. Rakey seconded the motion. There was no discussion, and the board voted 4-0 to confirm the R20 zoning.

18) 4074-00-29-3102 is requesting R20 and Chairperson Brooks made a motion to confirm the annexation zoning and Mr. Rakey seconded the motion. There was no discussion, and the board voted 4-0 to confirm the R20 zoning.

19) 4074-00-29-3102 is requesting AG and Chairperson Brooks made a motion to confirm the annexation zoning and Mr. Rakey seconded the motion. Mr. Brooks has concerns about the AG being next to an R20 zone. There was no further discussion, and the board voted 4-0 to confirm the AG zoning.

20) 4075-00-91-4092 is requesting R20 and Chairperson Brooks made a motion to confirm the annexation zoning and Mr. Vaughn seconded the motion. There was no discussion, and the board voted 4-0 to confirm the R20 zoning.

21/22 4075-00-63-9917 and 4075-00-81-0764 are owned by the same person and are requesting AG. Chairperson Brooks made a motion to confirm the AG zoning and Mr. Rakey seconded the motion. There was no further discussion, and the board voted 3-1 to confirm the AG zoning.

23/24/25/26/27 4074-00-65-2157, 4074-00-45-3058, 4074-00-45-3611, 4074-00-35-5643, and 4074-00-35-9603 are all owned by the same owner and are requesting PUD-R. Chairperson Brooks made a motion to table confirming the PUD-R zoning because the PUD plans need to be reviewed prior to a zoning confirmation.

A PUD uses land that encourages growth but does not always meet the zoning requirements. It can encourage mixed uses with many benefits. Council will have a public hearing to review the plan for public input, and the Planning Commission will review the PUD plan in respect to the Comprehensive Plan. The Comprehensive Plan has goals for each element and the planning commission needs to make sure that the proposed PUD is meeting those goals. The Planning Commission will have a choice of making recommendations to approve, to approve with amendments, or deny the plan. Council will then make a final vote on the PUD Plan.

Mr. Rakey wanted to confirm that a plan will not be endorsed until public input is received and that with the input, the plan will come back to the Planning Commission for review. Council will hold the public hearing on August 22<sup>nd</sup> and the Planning Commission will meet on August 27<sup>th</sup> to review the plan.

Chairperson Brooks stated he wanted to amend the motion to table these parcels until council holds a public hearing on the PUD. Mr. Rakey seconded the motion, and the board voted 4-0 to table the confirming of the PUD zoning.

#### **Introduction to the PUD Plans – 18 Mile Creek Road Development**

Chairperson Brooks stated that the board needed time to review the plans because next time they meet a recommendation to council will need to be made. He requested that the board members look at the goals listed in the comprehensive plan to see if PUD plans fit. The board will not be voting tonight just discussing the plans.

There will be two phases to a single parcel and the zoning will extend to all phases. Mr. Rakey asked if the development will be part of the Grange and Mr. Brooks stated yes. Mr. Brooks stated there is further development but no plans at this time. Mr. Brooks stated a traffic study was requested. However, he has asked for a more detailed traffic study to include the impacts on downtown central and school traffic because everyone in this proposed development will have an impact on these areas. This was a request at the pre application conference, and the developer was willing to have this complete.

Chairperson Brooks stated that he asked the developer not to attend tonight so that there could only be a planning commission discussion. He asked the planning commissioners to start assembling questions for the developer. The developer will be present at the August 27<sup>th</sup> meeting, and he wants the board to be prepared to discuss everything. The questions/concerns need to be sent to Tripp, Paige, and Jennifer and to be submitted by August 20<sup>th</sup>.

Mr. Rakey asked if there was a need for another preconference application and Chairperson Brooks stated not at this time because he feels that the developer is willing to work with the town. This next step would be the public hearing by council.

**Wrap Up**

The next meeting is scheduled for August 20<sup>th</sup> but it will need to be rescheduled to August 27<sup>th</sup> at 6:30 PM so that the Planning Commission can meet after the Council public hearing.

**Adjourn**

Chairperson Brooks adjourned the meeting at 6:45 PM.

Deleted: 1

Tax Map	physical address
4074-00-28-2138	Southwest side of 18 Mile Creek
4074-00-38-6857	183 Arabian
4074-00-28-9858	Northeast side of 18 Mile Creek
4074-00-47-0397	178 Arabian
4074-00-38-1129	Northeast side of 18 Mile Creek
4074-00-46-5525	1649 18 Mile Creek Road
4074-00-46-1203	northwest of 18 Mile Creek
4074-00-46-7359	1651 18 Mile Creek
4074-00-45-5959	117 Line Court
4074-00-28-5665	1489 18 Mile Creek Road
4064-00-58-9446	720 Old Shirley Road
4074-00-45-7965	1715 18 Mile Creek Road
4074-00-69-0142	
4074-00-59-1096	East Side Arabian Lane
4074-00-59-6105	187 Arabian Lane
4064-06-48-0323	Southeast Side of Vickery Drive
4064-06-49-1493	
4074-00-29-3102	1467 18 Mile Creek Road
4074-00- 29-8380	Northeast side of 18 Mile Creek
4075-00-91-4092	1278 Simms School Road
4075-00-63-9917	southside Highway 123
4075-00-81-0764	Westside Simms School Road
4074-00-05-2157	southside of Highway 123
4074-00-45-3058	southside of 18 Mile Creek Rd
4074-00-45-3611	southside of M&M Road
4074-00-35-5643	137 M & M Road
4074-00-35-9603	Southside M&M Road

4064-06-39-4870	
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