



Planning & Zoning Commission Meeting Minutes

April 21st, 2022 at 6:00pm

City Hall

Secretary Evans called the regular meeting of the Planning & Zoning Commission to order at 6:04pm.

Members Present:

- Commissioner Kurtz
- Commissioner Kwasi
- Secretary Evans
- Commissioner Little
- Commissioner Rice
- Mayor Warwick

Others Present:

- Kyle Lee, Community Development Supervisor
- Lacy Hamby, Planning & Zoning
- Stephen Rose, Code Compliance Official
- Jerry Hamby, Public Works Director
- Donald Brown, City Attorney
- Anthony Swanigan
- Joe Rickman
- Mike Cribbs
- Michael Bates
- Michelle Bates
- Kevin Nelson
- Veva Hegle
- Viisha Sedlak
- Larry Harris
- Dan Wohnoutka
- Mary Thiessen
- Glen Golden
- Juanita Golden
- Karen Hicks
- Todd Carson

Approval of Agenda: After reviewing the agenda, Mayor Warwick made a motion to approve the agenda. Commissioner Little seconded. The agenda was approved.

Approval of Meeting Minutes: After reviewing the minutes from the meeting on March 17, 2022, Commissioner Little made a motion to approve as presented. Commissioner Kurtz seconded the motion. The March minutes were approved.

New Business:

- **Public Hearing ZC-22-04 – Zoning Change Application Simon Square Plat 3:** At 6:06pm, Secretary Evans called the public hearing to order. Anthony Swanigan, representing application, asked to amend the request from “R-4” to “R-3”. There were no citizens present to speak on the matter. Secretary Evans closed the public hearing at 6:10pm.
- **Discussion & Recommendation – ZC-22-04:** Secretary Evans opened the discussion by the Board. The Commission discussed the amended change to the application. Mayor Warwick made a motion to table the application to move forward at the next meeting with the recommendation of the “R-3” zoning for ZC-22-04. Commissioner Kurtz seconded. The motion passed.
- **Public Hearing ZC-22-05 – Zoning Change Application Osage Estates:** At 6:12pm, Secretary Evans called the public hearing to order. Kyle Lee approached the Commission. Applicant, Michael Bates, was requesting a modification to the lot depth requirement. This request was being proposed as a planned development. Surrounding landowners were present. Secretary Evans closed the public hearing at 6:35pm.
- **Discussion & Recommendation – ZC-22-05:** Secretary Evans opened the discussion by the Board. Commissioners understood the concerns of the surrounding landowners, but in denying the zoning change request it would not address the concerns. Commissioner Rice made a motion to recommend approval to the Board of Aldermen for ZC-22-05. Commissioner Kwasi seconded the motion. The motion passed.
- **Preliminary Plat Application – Osage Estates:** Kyle Lee presented the application to the Commission. Developer submitted the preliminary plat with the planned development modifications in the zoning change request. Secretary Evans opened the discussion by the Board. Commissioners discussed the stormwater and Kyle confirmed that it would be addressed during plan review. Mayor Warwick made a motion to approve the application for Preliminary Plat with the contingency of the approval of the zoning change by the Board of Aldermen. Commissioner Kwasi seconded the motion. The motion passed.
- **Discussion – Street Name Change:** Kyle Lee approached the Commission. Staff had a request for a street name change. There is not a process within the zoning regulations at this time. Staff is to bring back a zoning text amendment to the Commission.

- **Discussion – High Density Multiple Family Residential District:** Kyle Lee approached the Commission. Kyle presented the Commission with a draft for a “R-5” zoning district. Staff is asking to create an additional zoning district for higher density. Proposing limitations to the acreage and size of the development.
- **Discussion – Street Width:** Kyle Lee started the discussion with the Commission. There have been discussions regarding street width in the past. Staff was approached about creating a classification regarding street width for local residential areas. Joe Rickman, Transportation Resource Engineer for CJW, approached the Commission. Feels that twenty-eight ft would be sufficient for a local residential street opposed to the required thirty-three ft. Joe discussed the advantages and disadvantages of decreasing the requirement with the Commission. Jerry Hamby, Public Works Director, commented about the difficulty of maintaining streets that don’t meet the thirty-three ft requirement. Commissioners brought up the potential concern regarding public safety. Mayor Warwick made a recommendation that staff being a new street classification with the twenty-eight ft for local residential streets. Commissioner Kwasi seconded the recommendation. The recommendation passed.

Community Development Update: Kyle Lee approached the Commission. Kyle mentioned there would be an upcoming submission for a preliminary plat. Kyle discussed the intend to hold the regular meeting on the third Thursday of the month. Mayor Warwick mentioned that there will be a community event happening on the third Thursday of May.

There were no citizen comments.

Commissioner Kwasi made a motion to adjourn the meeting. Commissioner Kurtz seconded the motion. Secretary Evans adjourned the meeting at 7:24pm.