

MUNICIPAL PLANNING COMMISSION MINUTES

February 11, 2025, Meeting at 7 PM

David Magner, Chairman
Hayley Schulist, Vice Chair
Lisa Anderson, Mayor

Chris McDonald
Salvatore Cali
Will King

Shonda Schilling
LaRhonda Williams
Jeff Pape

Staff present: Tom Daugherty, Marisa Howell, Patrick Carter, Curtis Broadbent, Kevin Chastine, Bre Bailey, Jade Antolec

- **Call to order by:** Mr. Magner at 7:00 PM
- **Roll Call by:** Marisa Howell, Community Services Assistant

| | PRESENT | ABSENT |
|----------------|---------|--------|
| Mr. Pape | X | |
| Mr. McDonald | X | |
| Mr. Cali | | X |
| Ms. Schulist | X | |
| Mr. Magner | X | |
| Mayor Anderson | X | |
| Ms. Schilling | X | |
| Ms. Williams | | X |
| Mr. King | X | |

- **Prayer & Pledge led by:** Mr. Magner
- **Approval of Agenda**

Motion to approve: Mr. McDonald

Second: Mayor Anderson

| | YES | NO | ABSTAIN | RECUSE | ABSENT |
|--------------------------|-----|----|---------|--------|--------|
| Mayor Anderson | X | | | | |
| Mr. Cali | | | | | X |
| Ms. Williams | | | | | X |
| Mr. King | X | | | | |
| Ms. Schulist | X | | | | |
| Mr. McDonald | X | | | | |
| Mr. Magner | X | | | | |
| Mr. Pape | X | | | | |
| Ms. Schilling | X | | | | |
| MOTION PASSED 7-0 | | | | | |

- **Citizen Comments - None**
- **Approval of Minutes – January 14, 2025, Regular Meeting
 January 14, 2025, Work Session**

Motion to approve: Mr. Pape

Second: Mr. McDonald

| | YES | NO | ABSTAIN | RECUSE | ABSENT |
|--------------------------------------|-----|----|---------|--------|--------|
| Mayor Anderson | X | | | | |
| Mr. Cali | | | | | X |
| Ms. Williams | | | | | X |
| Mr. King | | | X | | |
| Ms. Schulist | X | | | | |
| Mr. McDonald | X | | | | |
| Mr. Magner | X | | | | |
| Mr. Pape | X | | | | |
| Ms. Schilling | X | | | | |
| MOTION PASSED 6-0 (1 Abstain) | | | | | |

- Old Business - None

- New Business

1. **PC Resolution PC-02-25, Final Plat, Aden Woods Phase 4, 20.55 Acres, Map: 046F, Group: E, Parcel: 069.00. Current zoning: R-20. Property Owner: A-1 Home Builders, INC.**

Motion to approve: Mr. Pape

Second: Mayor Anderson

| | YES | NO | ABSTAIN | RECUSE | ABSENT |
|--------------------------|-----|----|---------|--------|--------|
| Mayor Anderson | X | | | | |
| Mr. Cali | | | | | X |
| Ms. Williams | | | | | X |
| Mr. King | X | | | | |
| Ms. Schulist | X | | | | |
| Mr. McDonald | X | | | | |
| Mr. Magner | X | | | | |
| Mr. Pape | X | | | | |
| Ms. Schilling | X | | | | |
| MOTION PASSED 7-0 | | | | | |

Staff Report: Kevin Chastine

Representative: Louis Sloyan, T-Square Engineering

Discussion: Mr. Sloyan stated he was here for any questions the board may have. Mr. King stated he spoke with the planning staff regarding the easement that runs through the properties on Crow Cut Road. Mr. King stated the easement on the plans was noted as a utility easement, but it is a sewer easement. Mr. King stated a note should be placed on the plans stating no structures should be built in the easement. Mr. Sloyan stated they can put a note on the plans. Mr. Magner asked to get the final plat back to the city staff to be signed.

2. **PC Resolution PC-03-25, Annexation, Kelly Hollars Annexation, 8.66 Acres, Map: 021, Parcel: 017.01. Property Owner: John Hollars**

Motion to approve: Mayor Anderson

Second: Ms. Schulist

| | YES | NO | ABSTAIN | RECUSE | ABSENT |
|--------------------------|-----|----|---------|--------|--------|
| Mayor Anderson | X | | | | |
| Mr. Cali | | | | | X |
| Ms. Williams | | | | | X |
| Mr. King | X | | | | |
| Ms. Schulist | X | | | | |
| Mr. McDonald | X | | | | |
| Mr. Magner | X | | | | |
| Mr. Pape | X | | | | |
| Ms. Schilling | X | | | | |
| MOTION PASSED 7-0 | | | | | |

Staff Report: Kevin Chastine

Representative: John Hollars

Discussion: Mr. Magner stated this is a recommendation to the Board of Commissioners. Mr. Magner stated the properties that are near this property have been annexed and, in his opinion, it would make sense to be annexed in the city. Mayor Anderson stated this property is contiguous with other city property and the property is also in the urban growth boundary and she is in favor as well.

- 3. PC Resolution PC-04-25, Subdivision Regulation Variance Request, Reserves on Chester Ruzek Court, Map: 042, Parcel: 136.02. Current Zoning: RS-40. Property Owner: Duke & Duke. LLC.**

Motion to approve: Ms. Schulist

Second: Mayor Anderson

| | YES | NO | ABSTAIN | RECUSE | ABSENT |
|--------------------------|-----|----|---------|--------|--------|
| Mayor Anderson | X | | | | |
| Mr. Cali | | | | | X |
| Ms. Williams | | | | | X |
| Mr. King | X | | | | |
| Ms. Schulist | X | | | | |
| Mr. McDonald | X | | | | |
| Mr. Magner | X | | | | |
| Mr. Pape | X | | | | |
| Ms. Schilling | X | | | | |
| MOTION PASSED 7-0 | | | | | |

Staff Report: Kevin Chastine, Curtis Broadbent

Representative: Louis Sloyan, T-Square Engineering

Discussion: Mr. Sloyan stated he is here to answer any questions. Mr. Sloyan stated this variance is to have better access to the lots and to try to reduce the cuts to have better lots for the subdivision. Mayor Anderson asked Mr. Broadbent if subdivision speed limits are typically twenty-five miles per hour speed limits. Mr. Broadbent stated yes, twenty-five miles per hour is posted in all subdivisions but the engineer designs the roads based on thirty miles per hour speed limit. Mr. Broadbent stated in this case, there would be a twenty-five mile per hour design speed, which is five less than what is required in the sub regs. Mr. Broadbent verified with Mr. Sloyan that twenty miles per hour would be posted in the subdivision. Ms. Schulist asked what the blue and red lines depict on a graph that was shown. Mr. Sloyan stated the red lines are the approximate grades coming in. Mr. Sloyan stated this grid was an exhibit to show before the final design was completed. Mr. Sloyan stated the blue lines are the approximate vertical curve. Mr. Sloyan stated the difference between the black line and the blue line is the amount of hill that would not be cut down. Mr.

Sloyan stated the blue is what they are aiming for in this variance and not cut down twelve feet cut in that area versus a five-foot cut if the variance is approved. Mr. Broadbent explained on the graph where the existing grade is, and the proposed grade is to try to minimize cutting and alter any disturbance. Mr. Pape stated the reality of this is to get closer to the existing grade, minimize disturbance, minimize cutting down more trees and have the lots blend in the existing topography better, and to me that is positive. Mr. Magner stated his support for this. Mr. Broadbent asked Mr. Sloyan what the previous slope on the down slope after the crest was. Mr. Sloyan stated he believed it was ten percent because that was all they could achieve with the curves and a thirty mile per hour speed limit. Mr. Broadbent stated the final slope is increasing from ten to eleven-point three two percent slope. Mr. Pape stated there would not be a drastic change by doing this in his opinion.

- **Bonds and Letters of Credit – None**
- **Reports for Discussion and Information**
 - **City Planning Staff** – Mr. Chastine stated he was filling in for Mr. Greer tonight, and congratulated Mr. Greer on the birth of his son.
 - **City Manager** – Mr. Daugherty reminded everyone City Hall would be closed on 2-17-25 in observance of President Day.
 - **City Engineer** – Mr. Broadbent thanked the board for the questions and the consideration.
 - **City Attorney** – none
- **Planning Commission Roundtable**
- **Adjournment by:** Mr. McDonald at 7:33 PM

[Marisa Howell](#)

Marisa Howell, Community Services Assistant

<https://www.youtube.com/watch?v=PtVx68R7JwE>