

MUNICIPAL PLANNING COMMISSION MINUTES

April 9, 2024, Meeting at 7 PM

Emilee Senyard, Chairman
David Magner, Vice Chair
Lisa Anderson, Mayor

Chris McDonald
Salvatore Cali
Hayley Schulist

Shonda Schilling
LaRhonda Williams
Jeff Pape

Staff present: Tom Daugherty, Rachel Jones, Keith Paisley, Ethan Greer, Patrick Carter, Curtis Broadbent, Jamey Meadows

- **Call to order by: Ms. Senyard at 7:00 PM**
- **Roll Call by City Recorder**

	PRESENT	ABSENT
Mr. Pape	X	
Ms. Senyard	X	
Ms. Schulist	X	
Mayor Anderson		X
Mr. McDonald	X	
Mr. Cali	X	
Mr. Magner	X	
Ms. Williams	X	
Ms. Schilling	X	

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

Motion to approve: Mr. Cali
Second: Mr. McDonald

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson					X
Mr. Cali	X				
Ms. Williams	X				
Ms. Senyard	X				
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 8-0					

- **Citizen Comments - None**
- **Approval of Minutes – March 19, 2024, Regular Meeting**
Motion to approve: Mr. Cali
Second: Ms. Williams

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson					X
Mr. Cali	X				
Ms. Williams	X				
Ms. Senyard	X				
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Pape	X				
Mr. Magner	X				
Ms. Schilling	X				
MOTION PASSED 8-0					

- **Approval of Minutes – March 19, 2024, Work Session**

Motion to approve: Mr. McDonald

Second: Mr. Cali

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson					X
Mr. Cali	X				
Ms. Williams	X				
Ms. Senyard	X				
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Pape	X				
Mr. Magner	X				
Ms. Schilling	X				
MOTION PASSED 8-0					

- **Old Business - None**

- **New Business**

1. **PC Resolution PC-12-24, Development Plan, Wynwood Park Phase 4, 6.05 Acres, Map: 043D, Group: F, Parcel: 11.00. Current Zoning: R-20 POD. Property Owner: Boulevard Building Group**

Motion to approve: Mr. McDonald

Second: Mr. Cali

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson					X
Mr. Cali	X				
Ms. Williams	X				
Ms. Senyard	X				
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 8-0					

Staff Report: Ethan Greer, City Planner

Representative: Adam Crunk, Crunk Engineering

Discussion: Mr. Crunk stated he has read the staff report and agrees to the conditions

and feels they can easily comply prior to the construction plan approval. Mr. Crunk asked for clarification on the wording of the Resolution, comment number one, stating he had a conversation with the Fire Marshal, and it was expressed to him that they would only be required to sprinkle the homes that numbered more than thirty. Mr. Greer read aloud the section from the 2018 International Fire Code that relates to this issue. Ms. Senyard stated she believes it to be a singular access issue and all units would need to be sprinkled. Mr. Magner stated if they have the option of an open lot to allow for future connectivity it could be an open ended issue and never be satisfied due to not having a time frame. Mr. Crunk stated if they were to sprinkle all the homes in phase 3 and phase 4 then why would the agreement with another developer be required for a second point of ingress/egress. Ms. Senyard stated it would not be required, that is an either/or situation, either sprinkle all homes or provide an agreement for a second point of ingress/egress.

2. PC Resolution PC-13-24, Development Plan, Richvale Phase 5, 17.4 Acres, Map: 042A, Group: D Parcels: 01.00. Current Zoning: R-20 POD. Property Owner: Richland Estates, LLC.

Motion to approve: Mr. Pape

Second: Mr. Magner


	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson					X
Mr. Cali	X				
Ms. Williams	X				
Ms. Senyard	X				
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 8-0					

Staff Report: Ethan Greer, City Planner

Representative: Andy Davidson, Brightland Homes

Discussion: Mr. Magner questioned the pitching of the new contour lines on the grading plan going onto the neighboring property. Mr. Broadbent stated the plan submitted does not have any proposed contours only existing contours which is all that is required for the development plan submittal. Mr. Davidson stated he didn't see this as an issue and that all lots are designated as critical lots. Mr. Broadbent stated when the construction plans are submitted he will be sure to review this issue.

- **Bonds and Letters of Credit - None**
- **Reports for Discussion and Information**
 - City Planning Staff – Nothing
 - City Manager – Nothing
 - City Engineer – Nothing
 - City Attorney – Nothing
- **Planning Commission Roundtable**
- **Adjournment – Motion to adjourn by Mr. Cali at 7:21 PM**


 Rachel Jones, City Recorder