

MUNICIPAL PLANNING COMMISSION MINUTES

September 10, 2024, 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, Rachel Jones, Marisa Howell, Josh Hogan, Ethan Greer, Curtis Broadbent, Keith Paisley, Bre Bailey, Jamey Meadows, Wesley Dutton

- **Call to order by: Mr. Magner at 7:15 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. Cali
Second: Ms. Williams

	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 9-0					

- **Citizen Comments - None**
- **Approval of Minutes – August 13, 2024, Regular Meeting**

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

	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 8-0 (1 ABSTAIN)					

- Old Business - None

- New Business

1. PC Resolution PC-32-24, Rezoning, 7208 Cox Pike, 1.51 Acres, Map: 042H, Group: E Parcel: 001.00. Current Zoning: RS-40 and R-20 PUD. Requested Zoning: RS-15. Property Owner: Tony Cavender.

Motion to approve: Mr. Cali

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 9-0					

Staff Report: Ethan Greer, City Planner

Representative: Allison Corolla, T-Square Engineering

Discussion: Ms. Corolla stated the requested zoning of RS -15 is needed in order to subdivide the property into two lots. Ms. Corolla stated they cannot conform to the current zoning of R-20 due to the existing roadway frontage due to the R-20 standards having a minimum 100-foot lot width at the road frontage. Ms. Corolla stated the RS-15 standards are 75 feet and they have approximately 180 feet of road frontage at the building set back line. Mr. Magner asked Ms. Corolla to clarify the PUD designation. Ms. Carolla explained this parcel was initially on a plat for the Fairview Station Subdivision, and was initially part of an easement for WADC, however, WADC has since vacated that easement, and another final plat came back through to remove that section from the Fairview Station PUD. Ms. Corolla state effectively it is a tiny 50-foot swath of land that is technically zoned R-20 PUD because it initially went with the Fairview Station PUD. Ms. Schulist asked how large the homes will be and how far back on the lot. Ms. Carolla answered that she believes the minimum is 35 feet with the smaller lot being .6 acres, and the larger lot being .9 acres. Mr. Magner stated

most of the surrounding properties are RS-40 and that he wants to be cautious to not set a precedent that this entire legacy area can foresee future RS-15 zoning. Ms. Schulist agreed and stated she does not want to see tall skinnies. Mr. McDonald stated he is very familiar with this property and part of it is on a turn which limits the road frontage. Mr. McDonald stated with the limitations on required road frontage for individual lots, he doesn't believe they are in any danger with RS-15 zoning and in his opinion it is a relatively safe play to go below the standard of what the 2040 plan calls for. Mr. Pape stated he agrees with the previous comments and encouraged developers to bring forward plans that consider a shared driveway so there is only one access point on that turn. Ms. Carolla stated this will come back through as a final plat for a subdivision and appreciates the feedback. Ms. Williams asked if this zoning was not approved, what else would the property be used for. Mr. Greer explained that currently this property has a vacant home on it and the previous strip that was combined in with this property was a 50 foot wide strip of land that was an easement for the water authority to run a sewer line. Mr. Greer stated the water authority has abandoned that easement which allowed it to be for sale for this developer to purchase so it would remain as a single family residence one home property. Ms. Corolla stated if this rezoning is not approved improvements may or may not happen to that existing vacant home and the vacant home will probably remain. Mr. McDonald added that the existing home is far from appealing to the eye, so any change to that area would be welcome. Mr. King echoed what Mr. Magner said and stated he doesn't want to get in the habit of rezoning RS-40 lots but with this particular case he feels there is not much danger, but stated he doesn't want to continue down this road in the future.

- **Bonds and Letters of Credit** – None
- **Reports for Discussion and Information**
 - **City Planning Staff** – Mr. Greer reminded everyone of the Zone Fairview meeting on September 11th at 6:30pm at City Hall. Mr. Greer also stated the next Planning Commission meeting will be October 15th.
 - **City Manager** – Nothing
 - **City Engineer** – Nothing
 - **City Attorney** – Nothing
- **Planning Commission Roundtable**
- **Adjournment** – Mr. Cali at 7:40 PM

Marisa Howell

Marisa Howell, Community Services Assistant

<https://www.youtube.com/watch?v=bLNU19aTF2g>