



Planning Commission Minutes – April 27, 2023

1. **Call to Order** – The Planning Commission convened a regular meeting on April 27, 2023.
Commissioner Kurtz called the meeting to order at 6:00 p.m.

2. **Roll Call** – Members present:
- | | |
|------------------|----------------|
| Chris Kurtz | (Secretary) |
| Melissa Feldbush | (Commissioner) |
| Abigail Smith | (Commissioner) |
| John Van Benthem | (Commissioner) |
| Brett Wing | (Commissioner) |
- Members absent:
- | | |
|----------------|-------------------|
| Jan Dowker | (Chairwoman) |
| Karen Anderson | (Vice Chairwoman) |
- Staff present:
- | | |
|-------------------|--|
| Anne Johnson | (Community Development Director) |
| Will Charles | (Baseline Engineering – Principal Planner) |
| Michelle Tovar | (Deputy Town Clerk) |
| Jonathan Mitchell | (Permit Technician) |
| Erin Smith | (Town Attorney) |

- 3.I. **Consent Agenda** – Minutes from the March 09, 2023 Planning Commission Meeting.

MOTION made by Commissioner Wing to APPROVE the Minutes for March 09, 2022.

SECONDED by Commissioner Smith.

Abstained by Commissioner Van Benthem due to not attending the meeting.

With those all in favor, THE MOTION CARRIED.

- 3.II. **Consent Agenda** – Minutes from the March 23, 2023 Planning Commission Meeting.

MOTION made by Commissioner Wing to APPROVE the Minutes for March 23, 2022.

SECONDED by Commissioner Feldbush.

With those all in favor, THE MOTION CARRIED.

4. **Request for Continuance of Bader Minor Subdivision and Bader Planned Unit Development Amendment**

Request of applicant to continue the Planning Commission public hearing scheduled for April 27, 2023 to May 11, 2023.

MOTION made by Commissioner Kurtz to APPROVE the request to continue the public hearing to consider amending the Minor Subdivision and the Planned Unit Development from April 27, 2023 to May 11, 2023.

SECONDED by Commissioner Smith.

With all in favor, THE MOTION CARRIED.

5. Public Hearing: Harvest 47 Preliminary Plat

Will Charles (Baseline Engineering) introduced the request for approval of a Preliminary Plat for Harvest 47, proposing to subdivide the 5.98 +/- acre parcel into 29 lots for single-family residential purposes.

Public Comment was opened at 6:31 p.m.

Tom Patterson shared insight about current land development costs and his enthusiasm for this project.

Public Comment was closed at 6:33 p.m.

MOTION made by Commissioner Van Benthem to APPROVE the Harvest 47 Preliminary Plat and ask staff to forward our recommendation of approval to the Town Board of Trustees.

SECONDED by Commissioner Wing.

With all in favor, THE MOTION CARRIED.

6. Reports –

April 13 – There was a work session for the Planning Commissioners.

April 25 – Ludlow Farm Rezoning and Neighborhood Master Plan was approved by the Town Board.

Commissioner Van Benthem wanted to thank the Commissioners and Staff for their help with the Planning Commission while he was on sabbatical.

Commissioner Wing suggested doing the Pledge of Allegiance at the beginning of each meeting, and general discussion from the Public at the beginning of meetings.

7. Adjourn –

The meeting was adjourned at 6:42 p.m.


CHAIRPERSON


SECRETARY