



Planning Commission Minutes – January 11, 2024, at 6:00 p.m.

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

2. **Pledge of Allegiance**

3. **Roll Call** – Members present:
- | | |
|-----------------|--------------------|
| Karen Anderson | (Chairperson) |
| Abigail Smith | (Vice Chairperson) |
| Jon Van Benthem | (Secretary) |
| Joe Donnelly | (Commissioner) |
| Marc Hofmans | (Commissioner) |
| Brett Wing | (Commissioner) |
| Nick Semedallas | (Commissioner) |

Staff present:

Anne Johnson	(Community Development Director)
Teri Reger	(Planning Technician)
Lauren Richardson	(Baseline Engineering)

Developer: Mike Cook

4. **Approval of Minutes** – Minutes from December 14, 2023, Planning Commission Meeting.

MOTION made by Commissioner Wing to APPROVE the Minutes for December 14, 2023.

SECONDED by Vice Chairperson Smith.

With those all in favor, THE MOTION CARRIED.

5. **Public Hearing: Harvest 47 Final Plat**

Chairperson Anderson recused herself as she is on the Board for Habitat for Humanity.

To consider a request for a Final Plat known as Harvest 47 located south of Mountain Avenue on the southern half of property located at 735 State Highway 56 (Parcel 94-24-009702) near the intersection of Dorothy Drive and Remuda Road.

Public Comment was opened at 6:32 p.m.

Public Comment was closed at 6:32 p.m.

MOTION made by Commission Van Benthem to APPROVE the Harvest 47 Final Plat, subject to the following conditions:

- The applicant shall finalize, with Town staff, a development agreement.
- The applicant shall add an additional signature block onto the Final Plat for the Planning Commission Chairperson.
- The applicant shall provide a finalized and executed agreement between The Farmstead and Harvest 47 for the construction and maintenance of the southern and eastern alleys shared between the two projects.

SECONDED by Commissioner Wing. With all in favor, THE MOTION CARRIED.