



Planning Commission Minutes – June 23, 2022

- 1. Call to Order** – The Planning Commission convened a regular meeting on June 23, 2022.
Chairwoman Dowker called the meeting to order at 6:00 p.m.

- 2. Roll Call** – Members present:
- | | |
|------------------|----------------|
| Jan Dowker | (Chairwoman) |
| Jeff Butler | (Vice Chair) |
| Chris Kurtz | (Secretary) |
| Karen Anderson | (Commissioner) |
| Melissa Feldbush | (Commissioner) |
| Abigail Smith | (Commissioner) |

Staff present:	Curt Freese	(Director)
	Adam Olinger	(Planner)
	Jonathan Mitchell	(Permit Technician)

- 3. Consent Agenda** – Minutes from the March 10, 2022, and June 09, 2022 Planning Commission Meeting.

MOTION made by Commissioner Anderson to APPROVE the Minutes for March 10, 2022.

SECONDED by Commissioner Kurtz.

Commissioner Butler and Commissioner Feldbush abstained from voting as they were not present at the meeting.

With majority in favor, THE MOTION CARRIED.

MOTION made by Commissioner Kurtz to APPROVE the Minutes for June 09, 2022.

SECONDED by Commissioner Butler.

Commissioner Anderson abstained from voting as they were not present at the meeting.

With majority in favor, THE MOTION CARRIED.

Chairwoman Dowker left the room at 6:03 p.m. to avoid a conflict of interest.

4. Public Hearing: Harvest 47, Minor Subdivision, Neighborhood Master Plan, Open Space Waiver, and Rezoning Request (Mike Cook, agent)

Director Freese introduced this item as a four-part request for a Minor Subdivision, a waiver of required open space and open space elements, a Neighborhood Master Plan for 31 lots, and a rezoning to Urban Residential for the Harvest 47 development.

Public Comment was opened at 6:39 p.m.

Lynn Larson showed concern about the care for the trees in the development.

Public Comment was closed at 6:41 p.m.

Commissioner Anderson and Commissioner Butler asked about the proposed detention area on the north side.

MOTION made by Commissioner Anderson to APPROVE a Minor Subdivision to create a 5.98 acre lot from a 12.57 existing lot, finding it satisfies the requirements of Section 30-6-109 C, found in the Staff Report.

SECONDED by Commissioner Smith.

With all in favor, THE MOTION CARRIED.

MOTION made by Commissioner Anderson to APPROVE a waiver, finding that Section 30-3-109 C, factors 3 and 4 are met only if the following condition is satisfied:

- **A Deed Restriction is voluntarily placed on the property by the applicant, that nine lots are to be reserved for affordable housing as defined by current State guidelines for affordable housing.**

SECONDED by Commissioner Kurtz.

With all in favor, THE MOTION CARRIED.

MOTION made by Commissioner Kurtz to APPROVE of the Neighborhood Master Plan with the following recommendation:

- **A 6' high opaque wood fence, is required to be maintained on the parent tract to provide proper screening of a dissimilar use also owned by the Applicant. The plat will not be recorded until this condition is met by the Applicant.**

SECONDED by Commissioner Anderson.

With all in favor, THE MOTION CARRIED.

MOTION made by Commissioner Kurtz to APPROVE the Rezoning.

SECONDED by Commissioner Smith.

With all in favor, THE MOTION CARRIED.

Chairwoman Dowker returned to the board room at 7:25 p.m.

5. Reports –

Director Freese announced that there is an election for Town Board members approaching.

Director Freese explained Commissioners should not miss more than three (3) meetings in one calendar year.

Commissioners discussed acceptable absences amongst Planning Commissioners.

Director Freese announced there will be an exciting announcement to make in the future.

Planner Olinger announced there will be a Planning Commission Meeting on July 14, 2022 and August 11, 2022, however, there will not be a meeting on July 28, 2022.

6. Adjourn –

The meeting was adjourned at 7:45 p.m.