



PLANNING COMMISSION

MEETING

OCTOBER 13, 2015

7:00PM

MINUTES

1. CALL TO ORDER:

Commissioner Cruger called the Planning Commission meeting to order at 7:00 p.m.

2. FLAG SALUTE:

Commissioner Cruger led the Planning Commission, Staff and Audience in the Pledge of Allegiance to the Flag.

3. ROLL CALL:

Planning Commission

Commissioner Frederick Cruger – Present
Commissioner Chris Marsh – Present
Commissioner Scott Morrison – Present
Commissioner Ron Stephenson - Present
Commissioner Kevin Harrison - Present

City Staff

City Clerk Darla Reese

City Consultant

Ray Sturtz - Community Planning Services
Warren Perkins – Gray & Osborne, Inc.

4. APPROVAL OF MINUTES

A. Meeting Minutes of September 22, 2015

Commissioner Marsh moved to approve the Meeting Minutes of September 22, 2015. Motion seconded by Commissioner Morrison and passed 5-0.

*Commissioner Marsh – Aye, Commissioner Stephenson – Aye, Commissioner Cruger – Aye,
Commissioner Harrison – Aye, Commissioner Morrison – Aye*

5. PUBLIC COMMENTS/RECOGNITION OF VISITORS – NON ACTION ITEMS

No one chose to comment during this portion of the meeting.

6. NEW BUSINESS

**A. 2015 Development Code Update – Minimum Density
Discussion & Recommendation**

City Engineer Perkins discussed the different Westside Sewer Service Area Alternatives:

- Suncrest Only
- Smoots Only
- Smoots Local
- Smoots Regional
- Perrigoue Regional
- Stephenson Regional
- Suncrest Regional

Further discussion included drainage, topography, benefits, easements, costs, lift stations, capacity, future improvements, LID, latecomer's agreements, service areas, developments, concurrency and density.

Consultant Sturtz also reviewed his revised Community Planning Services Report which included the addition of minimum density numbers in each zone.

Commissioner Stephenson moved to adopt the changes stating the minimal lot sizes as Consultant Sturtz has outlined in the highlighted areas of the attachments - Alternative 6. Motion seconded by Commissioner Marsh and passed 4-1.

Commissioner Marsh – Aye, Commissioner Stephenson – Aye, Commissioner Cruger – Aye, Commissioner Harrison – Nay, Commissioner Morrison – Aye

7. CURRENT BUSINESS

A. 2015 Comprehensive Plan Update – Transportation Element Continued Discussion & Recommendation

Consultant Sturtz & City Engineer Perkins reviewed the Revised Transportation Element with the Planning Commission.

Changes included:

Page 22

- Change the title of the table

Commissioner Stephenson moved to accept the amendments that Consultant Sturtz has made to the 2015 Comprehensive Plan - 10/13/2015 Draft Transportation Element. Motion seconded by Commissioner Morrison and passed 5-0.

Commissioner Marsh – Aye, Commissioner Stephenson – Aye, Commissioner Cruger – Aye, Commissioner Harrison – Aye, Commissioner Morrison – Aye

Consultant Sturtz mentioned that the continued Public Hearing will be on October 21st.

Planning Commission and City Engineer Perkins further discussed Suncrest Farms Plat timing, Gray & Osborne wrapping up their report, City Council managing risks, and ULID.

Planning Commission may place this item on their November Agenda for continued discussion.

8. REPORTS:

A. Staff Reports

Consultant Sturtz mentioned he is working on the Code Amendment for the annual docket for signs that responds to the Supreme Court decision. He is currently working with the City Attorney on the application before presenting it in final form.

City Clerk Reese asked about attendance at the Mayor's farewell luncheon on October 21st. Commissioners Marsh and Cruger will be able to attend; the other Commissioners will not be able to make it.

Commissioner Marsh discussed the new pervious asphalt pavement project that was completed in downtown Monroe.

B. Homework Assignments

There were no homework assignments.

9. CORRESPONDENCE:

Consultant Sturtz mentioned he is still working towards having a special Planning Commission Meeting on December 1st to review the State comments on the development regulations to be able to meet the deadline.

Consultant Sturtz added that he will not be available during the month of November as the State requires him to take a month off.

10. ADJOURNMENT:

Commissioner Cruger adjourned the meeting.