



MINUTES

Planning Commission Meeting: January 12, 2026

Application:	<u>FP25-0040:</u> A final plat with vacation of a waterline easement for Solomons Porch, containing one (1) lot and one (1) tract on approximately 2.74 acres, located northeast of Indian Creek Parkway and N. Mur-Len Road.
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Ms. Taylor Vande Velde, Planner II, presented FP25-0040, the request for a final plat with a vacation of a utility easement, which requires a public hearing. She stated that the property was located southeast of Mur-Len Road and 127th Street at Indian Creek Parkway. She demonstrated on the map, the replatted area for Solomon's Porch, which proposed construction of a 19,000-square-foot assisted living facility. She noted that the plat would establish one lot and one tract for stormwater detention, dedicate public easements, and vacate an existing water line easement. She further explained that the vacated easement would be rededicated and relocated to accommodate a relocated fire hydrant for the project.

Ms. Vande Velde confirmed that all public notification requirements had been met and that staff had received three pieces of correspondence from members of the public and adjacent property owners. She stated that staff responded to those inquiries by explaining the location of the utility easement and the vacation process. She concluded by noting that staff recommended approval of FP25-0040 with one stipulation.

Chair Janner asked the Commissioners if they had any questions.

Hearing none, Chair Janner opened the public hearing, but no one had signed up to speak. He called for a motion to close the public hearing.

Commissioner Breen moved to close the public hearing, and **Commissioner Bergida** seconded. The motion passed with a vote of 8 to 0.

Chair Janner asked if any additional discussion was needed on the item. Hearing none, he requested a motion on FP25-0040.

Commissioner Breen moved to approve FP25-0040 as stipulated by staff, and **Commissioner Bergida** seconded the motion. The motion passed with a vote of 8 to 0 with the following stipulation:

1. The water line must be relocated within one (1) year of the plat recording, or the property owner will re-dedicate the easement over the existing waterline by separate instrument.