



MINUTES – Opening Remarks

Planning Commission Meeting: April 8, 2024

The Planning Commission convened at 7:00 p.m. to meet in regular session with **Chairman Wayne Janner** presiding. Commissioners Taylor Breen, Tony Bergida, Keith Brown, Ken Chapman, Chip Corcoran, Jeffrey Creighton, Megan Lynn and Jim Terrones were present.

Recited Pledge of Allegiance.

Chair Janner made introductory comments. Chair Janner directed commissioners to report if they have had ex parte communication when that item is reached in the agenda.

Chair Janner referenced the Planning Commission Consent Agenda, which included five items. Chair Janner clarified that Consent Item A (MN24-0325) contained all the March 25th minutes plus the Public Hearing (RZ24-0003) minutes from the March 11th meeting.

Chair Janner asked if any items need to be removed for separate discussion or additional information. Seeing none, Chair Janner asked for a motion on the consent agenda.

A motion to approve MN24-0325 was made by **Commissioner Breen** and seconded by **Commissioner Bergida**. The motion passed 9 to 0.



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Application:	<u>MP24-0010:</u> Request for approval of a minor plat of Everest, containing two (2) lots on approximately 9.67 acres, located at 16129 S. Lone Elm Road.
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A motion to approve MP24-0010 was made by **Commissioner Breen** and seconded by **Commissioner Bergida**. The motion passed with a vote of 9 to 0 with no stipulations.



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Application:	<u>FP24-0004:</u> Request for approval of a final plat for Heritage Ranch, First Plat, containing 99 lots and three (3) tracts on approximately 35 acres, located southwest of W. 159th Street and S. Black Bob Road.
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A motion to approve FP24-0004 was made by **Commissioner Breen** and seconded by **Commissioner Bergida**. The motion passed with a vote of 9 to 0 with the following stipulations:

1. Prior to issuance of a land disturbance permit or building permit, standard orange barricade fencing must be installed around all tree preservation areas in accordance with UDO 18.30.
2. Master landscaping required along the eastern property line may be deferred until the scheduled public improvement project along this portion of S. Black Bob Road has been completed. Landscaping will be installed according to the approved plans within 45 days of project completion, weather permitting.



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Application:	<u>FP24-0005:</u> Request for approval of a final plat for Heritage Ranch, Second Plat, containing 23 lots and three (3) tracts on approximately 9.43 acres, located southwest of W. 159th Street and S. Black Bob Road.
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A motion to approve FP24-0005 was made by **Commissioner Breen** and seconded by **Commissioner Bergida**. The motion passed with a vote of 9 to 0 with no stipulations.



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Application:	<u>FP24-0006:</u> Request for approval of a final plat for Boulder Creek, Fourth Plat, containing 25 lots and two (2) tracts on approximately 14.53 acres, located southeast of W. 169th Terrace and S. Lindenwood Drive.
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A motion to approve FP24-0006 was made by **Commissioner Breen** and seconded by **Commissioner Bergida**. The motion passed with a vote of 9 to 0 with no stipulations.



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Application:	<u>RZ24-0005:</u> Request for approval of a rezoning from the CTY PEC-3 (County Light Industrial) District to the R-1 (Single Family), R-2 (Two-Family), R-3 (Low-Density Multifamily) and M-2 (General Industrial) Districts and a preliminary site development plan for Park 169 on approximately 247.15 acres; located on the northeast corner of W. 167th Street and S. US-169 Highway.
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A motion to continue RZ24-0005 to a future Planning Commission meeting was made by **Commissioner Bergida** and seconded by **Commissioner Chapman**.

The motion passed with a vote of 9 to 0.



MINUTES – Closing Remarks

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Chet Belcher, Chief Community Development Officer, announced that the consultant for the Comprehensive Plan would be in town for the Tuesday, May 7th City Council meeting. If any Commissioners are interested in meeting the consultant in advance, please notify Mr. Belcher.

Chair Janner announced he would be departing Friday to attend the national APA [*American Planning Association*] conference. He will share with the Commission any helpful information he obtains there.

Meeting adjourned.