

Public Hearing – Smith Rezoning opened at 6:32 pm

No representative for Smith rezoning, was present to discuss the rezoning of the 4.13 acres of agricultural land to commercial, that is in the northeast corner of the intersection of Orchid Lane and Hwy 14 (Veterans Blvd). The notice was placed in the paper and letters were sent to adjoining property owners.

Public hearing closed at 6:39 pm.

Regular Session

President Keith opened the regular meeting of the Planning and Zoning Commission at 6:41 pm.
Present: President Keith, Alderman Schmidt, Mayor Maisel, David Wolf, Ed Westerman, Jo Novak. Scott Hackworth was absent. Refer to sign in sheet for others present.

Westerman motioned to accept the minutes of April 22, 2021. Novak 2nd the motion and passed unanimously.

No representative for Smith rezoning, was present to discuss the rezoning of the 4.13 acres of agricultural land to commercial, that is in the north east intersection of Orchid Lane and Hwy 14 (Veterans Blvd). The notice was placed in the paper and letters were sent to adjoining property owners.

Mayor Maisel made the motion to approve the rezoning of the Smith property of 4.13 acres m/l that is approximately located in the northeast corner of the intersection of Orchid Lane and Hwy 14 (Veterans Blvd) from Agricultural to Commercial. Westerman 2nd the motion and passed unanimously.

Mr. Morton has submitted his final plat of Sullivan addition. All the comments from city engineering department and the Commission have been addressed apart from the payment for the buyout.

Wolf made the motion to approve the final plat of Sullivan addition contingent upon the payment of the buyout option and all other open invoices. Novak 2nd the motion and passed unanimously.

Mr. Morton was present and allowed Jared King to represent him in the discussion of Willard Addition. The Commission had tasked Mr. Morton with obtaining a drainage easement from the property owner to the east. Mr. King informed the Commission that they were in talks with Mr. Conner for a while then all correspondence stopped. Mr. King informed the Commission that Mr. Morton submitted a letter and pictures showing that the water was sheeting over the road, but it was to the south of his proposed development. Mr. King is asking for the development to be allowed to continue without the off-site drainage easement.

President Keith informed Mr. King and Mr. Morton that the City has received the letter and the pictures, and all documentation has been sent to the city engineering department and legal department for review. Without the position from either of those departments the Commission cannot make a definite decision on this drainage. Mr. King asked if they could make a contingent motion to allow for the development to proceed.

Wolf made the motion to approve the construction plans of Willard Addition contingent upon the response of the City Attorney and the City Engineer on requirements for the off-site drainage. Novak 2nd the motion and passed unanimously with Westerman abstaining.

Brandon Keith stepped out of the position of president to address the Commission on behalf of Brad King and Anderson Engineering on the Kings Gate Phase 2. Mr. King was asked to revise and resubmit the preliminary plat to eliminate the RM zoning and keep only R1 zoning. Anderson Engineering resubmitted the preliminary plat with the new name of East Park 551 but for all documentation purposes the City will address this as “East Park 551 aka Kings Gate Phase 2”.

Discussion was held on all the corrections that were asked and on the access point of the subdivision. Plat was presented with 2 commercial lots 51 & 52 and lots 1-50 as R1c.

Mayor Maisel made the motion to accept the preliminary plat of East Park 551 aka Kings Gate Phase 2 contingent upon the plat being revised to show required utility easements specified per lot as per previous plats accepted by the Commission. Schmidt 2nd the motion and passed unanimously. Keith abstained.

Wolf made the motion to adjourn at 8:05 pm. Westerman 2nd the motion and passed unanimously.

Respectfully Submitted,

Date Approved:

Kristy Keithley – City Clerk

Brandon Keith – Commission President