

**PLAN COMMISSION
SUMMARIZED MEETING MINUTES
March 22, 2021**

Mike Evans called the meeting to order.

Members Present: Joe Lux, Matt House, Gary Nolley, Mike Evans, Joanne Bowen, Perry Richards

Members Absent: Josh Martin, Doug Cassidy, Wade Lewis, Ben Hall

Approval of Minutes: Gary Nolley motioned to approve the February minutes and Joe Lux seconded the motion. Voice vote carried 6 - 0.

Old Business: None

New Business: *PC 2021-02 Forestar Group Rezone of 12.6 acres along Progress Parkway from BN, business neighborhood to R1, single family residential*

Adam Rude read the petition and Mark Masterocko(?), with Forestar Group discussed the petition.

- Joe Lux had no questions.
- Matt House had no questions.
- Gary Nolley asked what the price range would be and Mr. Masterocko said they'd be similar to Twin Lakes Estates, \$210-290,000. The average will be \$250,000 +/-.
- Joanne Bowen asked if the 52 acres of Fansler property was already zoned single family and Adam said yes, it's R1, single family residential.
- Perry Richards had no questions.
- Mike Evans had no questions.

Mike Evans closed comment from the board and opened it to the public.

- Brad Ridgeway spoke expressing his concern that the project be done correctly. He also expressed his objection to the 2 minute time limit for voicing concerns. He spoke of his concerns regarding traffic.
- Derrick Martini said he didn't want the houses behind him.

Mike Evans closed public comment and reopened the meeting to questions/comments from the board.

- Gary Nolley asked Adam Rude to explain the process to the public. Mr. Rude explained how the rezoning process works and that if it is approved the next steps the developer will follow.
- Matt House said he used to live by a farm field as well so he understands how development affects adjacent property owners and Gary Nolley pointed out that at one time the subdivision currently occupied by remonstrators was a cornfield as well.
- Joe Lux asked if the public comment to “do it right” was against the rezone and Mr. Ridgeway said he is not opposed to the rezone. He just thinks the public should have more time for input.

Mike Evans called for a motion on PC 2021-02. Gary Nolley motioned to forward a favorable recommendation for the rezone petition and Joanne Bowen seconded the motion. Ballot vote: Perry Richards - yes, Joanne Bowen - yes, Gary Nolley - yes, Joe Lux - yes, Matt House - yes, Mike Evans - yes. Motion carries 6 - 0.

Miscellaneous: None

Discussion: Mark Masterocko, Forestar Group discussed the process forward with the board and went over some plans with input from Adam Rude and board members and a member of the public.

Adjournment: Gary Nolley motioned to adjourn the meeting and Perry Richards seconded the motion.

Meeting adjourned