

**PLAN COMMISSION
SUMMARIZED MEETING MINUTES
February 28, 2022**

Mike Evans called the meeting to order and requested a moment of silence for the death of a worker on a project in northern Shelby county.

Members Present: Joanne Bowen, Josh Martin, Jeremy Ruble, Ben Hall, Doug Cassidy, Mike Evans, Winnie Soviar, Wade Lewis, Gary Nolley, Joe Lux ,John Kuntz

Members Absent: None

Staff Present: Adam Rude, Allan Henderson, Hannah Jones

Approval of Minutes: Joanne Bowen motioned to approve the minutes from the January meeting and Gary Nolley seconded the motion. Voice vote carried 11 - 0.

Old Business: None

New Business: *PC 2022-01 Terry & Debbie Esters Preliminary Plat*

Adam Rude read the plat and Curt Johnson, the petitioner's representative discussed the petition to subdivide the existing parcel.

- Joanne Bowen had no questions.
- Josh Martin had no questions.
- Jeremy Ruble had no questions.
- Ben Hall had no questions.
- Doug Cassidy had no questions.
- Winnie Soviar had no questions.
- Wade Lewis had no questions.
- Gary Nolley had no questions.
- Joe Lux had no questions.
- John Kuntz commented that there is a sanitary and storm sewer going through the parcel and he'd like to see an easement for them. Mr. Johnson said he was made aware of that and they have no objection to that condition being imposed.
- Mike Evans had no questions but asked that whomever makes the motion to include the condition of the easement.

Mr. Evans closed comment from the board and opened it up to the public. No one from the public had a comment or question so Mike closed public comment and reopened it to the board for further comment. There being no further comment Ben Hall motioned to approve the preliminary plat as presented and pursuant to the Findings of Fact and planning staff's report

with the stipulation that the easement be included. Joe Lux seconded the motion. Ballot vote: Joanne Bowen - yes, Josh Martin - yes, Jeremy Ruble - yes, Ben Hall - yes, Doug Cassidy - yes, Winnie Soviar - yes, Wade Lewis - yes, Gary Nolley - yes, Joe Lux - yes, John Kuntz - yes. Motion carries 11 - 0.

PC 2022–3 Kathy DeMoss Preliminary Plat

Adam Rude read the petition and Jason Karmire, representative of the petitioner discussed the request to fix a problem with the lots as they are to combine lots 4 & 5, a small amount of 6 and roughly ½ of lot 7 to create a single lot to encompass the current Fiddler's Three restaurant.

- John Kuntz asked why the rest of the parcels aren't being cleaned up as well. Mr. Karmire explained that the Maxim building is currently owned by the bank and not under their jurisdiction to fix.
- Joe Lux had no questions.
- Gary Nolley asked for clarification of the lot change and Mr. Karmire explained the new lot lines.
- Wade Lewis had no questions.
- Joanne Bowen asked for more clarification of the new lot line and Mr. Karmire went over that. Discussion followed.
- Mike commented on the freezer section.

With no further board comment, Mike Evans closed comment to the board and opened it to the public. There being no public comment, Mike reopened it to the board members. Gary Nolley motioned to approve the preliminary plat and two waivers pursuant to the planning staff's report and the Facts of Finding. Doug Cassidy seconded the motion. Ballot vote: Joanne Bowen - yes, Josh Martin - yes, Jeremy Ruble - yes, Ben Hall - yes, Doug Cassidy - yes, Winnie Soviar - yes, Wade Lewis - yes, Gary Nolley - yes, Joe Lux - yes, John Kuntz - yes, Mike Evans - yes.

Miscellaneous:

Discussion: *Twelve Oaks, Phase II*

Adam Rude explained that this item is for discussion only and will appear on the agenda at the March Plan Commission meeting. Paul Claire, with Pyatt Builders, discussed the plans.

- Joanne Bowen asked what the side yard setbacks were in the original Twelve Oaks subdivision. Adam Rude said they're 5'. Joanne clarified that in the new section they would be 7'. Ms. Bowen asked why there would be three ponds. Mr. Claire explained that if one big pond was used, the storm sewer would be really large. By using intermittent ponds, the storm sewer could be downsized reducing not only the cost of installation but future maintenance costs as well. Further discussion followed regarding amenity areas.
- Josh Martin had no comment.

- Jeremy Ruble asked what the current minimum lot size is and Adam Rude said 6500 square feet and made an inaudible comment about the intensity bonus. Mr. Ruble asked if there is a plan for common area if nothing could be worked out with the existing HOA and Mr. Claire said that they would probably adjust the layout to accommodate a park area within the new phase. Mr. Ruble asked if the infrastructure would all be installed before construction. Mr. Claire said the existing plan is three phases and will be phased moving east. Jeremy asked if the street from McKay would be connected all the way through in the first phase and Mr. Claire said yes. Discussion followed with Adam Rude adding clarification for MI Homes planned development as well.
- Doug Cassidy asked if they've thought about making the first 13 lots or so coming in off of McKay Road condos or smaller patio homes rather than single family homes. Mr. Claire said they hadn't but he'd be interested in looking at other properties for that type of product. He's currently working with the planning staff with that type of development in mind. Discussion continued. Doug asked what the price range would be and Mr. Claire said he thought they'd be at no less than \$225,000 - 300,000.
- Winnie Soviar asked about the entrances from the original Twelve Oaks into what they're proposing, what it would look like, how it would blend. Mr. Claire said the home style would be the same. Discussion followed.
- Wade Lewis asked if there was another path connecting this to MI(?). Discussion followed by Adam and board members.
- Gary Nolley asked if this development would be called Twelve Oaks as well. Mr. Claire said a name hasn't been decided yet. Discussion followed about HOAs.
- Joe Lux said she agreed with Ms. Soviar in that the lighting from the cul-de-sac and the entrance would need to be figured out. Mr. Claire said they could put a street light at the entrance to help light that area.
- John Kuntz had no questions.
- Mike Evans said he was glad to see it to fill in that space. He did express some concern about Twelve Oaks Drive where it entered the new development. More discussion followed about amenities and HOAs.

Updating Landscaping(?) Standards

Adam Rude reminded everyone to let the staff know if they have an interest in working on updating the standards. Discussion followed but several people were speaking at once and no one was clearly audible.

Adjournment: Joe Lux motioned to adjourn and Josh Martin seconded the motion.

Meeting adjourned