

Meridian Planning and Zoning Meeting

October 2, 2025.

Meeting of the Meridian Planning and Zoning Commission of October 2, 2025, was called to order at 6:00 p.m. by Chairman Maria Lorcher.

Members Present: Commissioner Maria Lorcher, Commissioner Jared Smith, Commissioner Sam Rust and Commissioner Matthew Stoll.

Members Absent: Commissioner Brian Garrett, Commissioner Matthew Sandoval and Commissioner Jessica Perreault.

Others Present: Tina Lomeli, Char Way, Kurt Starman.

ROLL-CALL ATTENDANCE

☐ Brian Garrett	☐ Jessica Perrault
☐ Matthew Sandoval	☒ Matthew Stoll
☒ Sam Rust	☒ Jared Smith
☒ Maria Lorcher - Chairman	

Lorcher: All right. Good evening. Welcome to the Planning and Zoning Commission meeting for October 2nd, 2025. At this time I would like to call the meeting to order. The Commissioners who are present for this meeting are here at City Hall and on Zoom. We have staff from the city attorney's and the city's clerk's office, as well as the city planning department. If you are joining us on Zoom this evening we can see that you are here, although -- and you may observe the meeting. However, your ability to -- to be seen on screen -- to be seen on screen and talk will be muted. During the public testimony portion of the meeting you will be muted and, then, be able to comment. Please note that we cannot take questions until the public testimony portion of the meeting. If you have a process question during the meeting please e-mail the cityclerk@meridiacity.org and they will respond as quickly as possible. If you simply want to watch the meeting we encourage you to watch on this -- watch the streaming on the city's YouTube channel. Let us begin with roll call, Madam Clerk.

ADOPTION OF AGENDA

Lorcher: The first item on the agenda is the adoption of the agenda. There are no changes to tonight's agenda, but please note that Item No. 2, the St. George and Item No. 3 Apex Candace -- Cadence will -- have both requested a continuous -- continuance. So if there is anyone here tonight to testify in these applications we will not be taking testimony this evening. Could I get a motion to adopt tonight's agenda?

Stoll: So moved.

Rust: Second.

Smith: Second.

Lorcher: It's been moved and seconded to adopt tonight's agenda. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FOUR AYES. THREE ABSENT.

CONSENT AGENDA [Action Item]

1. Approve Minutes of the September 18, 2025 Planning and Zoning Commission Meeting

Lorcher: Next is the Consent Agenda, which include the meet -- the -- to approve the meeting minutes for September 8th -- 18th Planning and Zoning meeting. Could I get a motion to accept the Consent Agenda as presented?

Smith: So moved.

Rust: Second.

Lorcher: It's been moved and seconded to present the Consent Agenda. Typically at this time I would explain the public hearing process --

Starman: Madam Chair, can you take a -- take a vote on the motion to approve the Consent Agenda?

Lorcher: Oh. We didn't do that? I'm already jumping ahead. All right. We have got the motion. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FOUR AYES. THREE ABSENT.

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

Lorcher: Sorry about that. So, instead of explaining the public hearing process, since we are not opening these items, we do not have to go through all the details of that, so we can go straight to the public hearing.

ACTION ITEMS

2. Public Hearing for St. George (H-2025-0004) by Shaun Wardle and Jason St. George, located at 3870 E. Overland Rd. and 1545 S. Topaz Ave.

- A. Request: Annexation of 2.0 acres with the R-15 zoning district to construct nineteen (19) multi-family units, 7,987 Sq. ft. of commercial space and four (4) vertically integrated residential units.

- B. Request: Two Conditional Use Permits, one for the multi-family residential and one

Lorcher: The first item on the agenda is H-2025-0004 for St. George on Overland Road has requested a continuance. May I get a motion to continue the application, once we have a date. Madam Clerk, do we have a suggested date?

Way: November 6th.

Lorcher: And the agenda looks okay for that night for that -- this application?

Way: Yes.

Lorcher: May I get a motion to continue St. George?

Smith: Madam Chair?

Lorcher: Commissioner Smith.

Smith: I move to continue file H-2025-0004 to the date of November 5th.

Rust: Second.

Stoll: Second.

Lorcher: November 6th.

Smith: Sorry. November 6th. Apologies.

Stoll: Second.

Lorcher: It's been moved and seconded to continue St. George for November 6th. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FOUR AYES. THREE ABSENT.

3. Public Hearing for Apex Cadence (H-2024-0061) by Brighton Corporation, located at 6575 S. Locust Grove Rd.

- A. Request: Modified Development Agreement to the existing development agreement (inst. #2020-178120) to replace it with a new agreement for the subject property and to include specific design requirements.
- B. Request: Rezone of 56.11 acres of land from the R-8 to the R-15 zoning districts

- C. Request: Preliminary Plat consisting of 228 single-family residential building lots, 41 common lots and 16 other lots on 51.5 acres of land in the proposed R-15 district with Private Streets in a gated portion of the development.
- D. Request: Planned Unit Development with a request for deviations to certain street side and rear yard building setback and to allow more than 100 dwelling units in a gated community with requests for common driveways accessed from a private street and a private street connection to an arterial street.

Lorcher: Item No. 3 on the agenda is Item No. 2025-0061 for Apex -- is it Cadence? On Locust Grove. Madam Clerk, do we have a suggested date for the continuance for this application?

Way: Yes, Madam Chair. November 6th.

Lorcher: Okay. May I get a motion to continue this application for November 6th.

Smith: So moved.

Rust: Second.

Lorcher: It's been moved and seconded to continue application 2025-0061 for November 6th. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FOUR AYES. THREE ABSENT.

Lorcher: And with that I will take one final motion.

Stoll: Madam Chair, I move to adjourn.

Smith: Second.

Lorcher: It's been moved and seconded to adjourn. All those in favor say aye. Any opposed? Motion carries. Thank you very much.

MOTION CARRIED: FOUR AYES. THREE ABSENT.

MEETING ADJOURNED AT 6:02 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS.)

APPROVED

MARIA LORCHER - CHAIRMAN
ATTEST:

_____|_____|_____
DATE APPROVED

CHRIS JOHNSON - CITY CLERK