



MINUTES

**Planning and Zoning Meeting
Municipal Court Building, 540 Civic Blvd
September 11, 2023 at 6:00 PM**

Call Meeting to Order

Vice Chairman Darran Campbell presided over the meeting in Chairman Ellis' absence.

PRESENT

Commissioner John Alexander
Commissioner Darran Campbell
Commissioner Brian Doubrava
Commissioner Jeff Hays
Commissioner Cynthia Hyder
Council Liaison Garry Wilson

ABSENT

Chairman Ransom Ellis
Commissioner Mike Mann

Approve Agenda

Motion made by Commissioner Doubrava, Seconded by Commissioner Alexander.

Voting Yea: Commissioner Alexander, Commissioner Campbell, Commissioner Doubrava, Commissioner Hays, Commissioner Hyder

Approve Minutes

- 1. Draft Minutes 8/14/23.** Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held August 14, 2023.

Motion made by Commissioner Doubrava, Seconded by Commissioner Hyder.

Voting Yea: Commissioner Alexander, Commissioner Campbell, Commissioner Doubrava, Commissioner Hays, Commissioner Hyder

Meeting Procedures

Public Hearings

- 2. SU 23-002.** Public Hearing and Possible Vote to Recommend the Approval of an Application for a Special Use Permit by Melanie Ferguson for a Veterinary Facility or similar establishment at 542, 546, 550, and 554 East Harrison Street.

Motion made by Commissioner Doubrava, Seconded by Commissioner Alexander.

Voting Yea: Commissioner Alexander, Commissioner Campbell, Commissioner Doubrava, Commissioner Hays, Commissioner Hyder



Speaking in Support: Melanie Ferguson.

- 3. REZN 23-006.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Fifteen (15) Acres, Located at 1230 South State Highway MM from Agricultural (AG) to Heavy Industrial (M-2).

Motion made by Commissioner Doubrava, Seconded by Commissioner Alexander.

Voting Yea: Commissioner Alexander, Commissioner Campbell, Commissioner Doubrava, Commissioner Hays, Commissioner Hyder

- 4. PDD 23-003.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Forty (40) Acres, Located Northwest of the Intersection of West Farm Road 170 and South Farm Road 101 From the Planned Development District (PDD) to Boyce Mixed-Use Planned Development District (PDD)

Motion made by Commissioner Doubrava, Seconded by Commissioner Hays.

Voting Yea: Commissioner Alexander, Commissioner Campbell, Commissioner Doubrava, Commissioner Hays, Commissioner Hyder

Speaking in Support: Caleb Freeland.

- 5. PDD 23-004.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Seventeen Point One Nine (17.19) Acres, Located 3020 N York Ave From Agricultural (AG) to 6-Point Junction Planned Development District (PDD)

Motion made by Commissioner Campbell, Seconded by Commissioner Alexander.

Voting Yea: Commissioner Alexander, Commissioner Campbell, Commissioner Hyder
Voting Nay: Commissioner Doubrava, Commissioner Hays

Speaking in Support: Corey Weimer, Ricky Haase, Diane Devore, Caleb Moreno.

Speaking in Opposition: Melanie Clark, William Clark, Kirsten England Burch.

- 6. ORD 23-007.** Public Hearing and Possible Vote to Recommend the Approval of Amendments to Chapter 410 Subdivision Regulations.

Motion made by Commissioner Doubrava, Seconded by Commissioner Hyder.

Voting Yea: Commissioner Alexander, Commissioner Campbell, Commissioner Doubrava, Commissioner Hays, Commissioner Hyder

Citizen Participation

BUILDS Department Update

Adjournment

Motion made by Commissioner Doubrava, Seconded by Commissioner Hays.

Voting Yea: Commissioner Alexander, Commissioner Campbell, Commissioner Doubrava, Commissioner Hays, Commissioner Hyder

Chris Tabor, Principal Planner

Ransom Ellis, Chairman