



## MINUTES

### Planning and Zoning Commission Meeting

Virtual

April 12, 2021 at 7:00 PM

#### Call Meeting to Order

#### PRESENT

Commissioner Brandon Andrews  
Commissioner Erik Pedersen  
Commissioner Kevin Haun  
Commissioner Ransom Ellis  
Commissioner Cynthia Hyder  
Commissioner Chris Crosby

#### ABSENT

Commissioner Randy Phelps

#### Approve Agenda

Motion made by Commissioner Haun, Seconded by Commissioner Andrews.

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

#### Approve Minutes

1. Possible Vote to Approve Meeting Minutes for Planning and Zoning Commission Meeting held March 8th.

Motion made by Commissioner Andrews, Seconded by Commissioner Hyder.

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

#### Meeting Procedures

##### Public Hearings

2. **REZN 21-004.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately thirty-seven hundredths (0.37) of an acre to General Commercial, Located at 201 West State Highway 174.

Motion made by Commissioner Andrews, Seconded by Commissioner Pedersen.

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

3. **PDD 21-001.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Forty Point Nine (40.9) Acres, Located in the



1800 Block of East Miller from Agricultural (AG) to Mason Ridge Planned Development District (PDD)

Representing Application: Dave Bodeen (304 W Eerie St.)

Motion made by Commissioner Andrews, Seconded by Commissioner Crosby.  
Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun,  
Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

- 4. PDD 21-002.** 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 Dean Hartman Planned Development District (PDD) to Boyce Planned Development District (PDD)

Representing Application: Brett Stevens

In Opposition: Melissa Rogles, William Marcus

Motion made by Commissioner Crosby, Seconded by Commissioner Pedersen.  
Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun,  
Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

- 5. ORD 21-004.** Public Hearing and Possible Vote to Recommend the Approval of Amendments to Sections 405.160 C-2 General Commercial District Regulations and Article VIII Special Use Regulations

Motion made by Commissioner Hyder, Seconded by Commissioner Crosby.  
Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun,  
Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

#### **Other Business**

- 6. SUBD-PRE 21-001.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Akhtar Park, a Residential Subdivision Consisting of Approximately Seventeen Point Four Nine (17.49) Acres Located at 634 West Hines Street

Representing Application: Dave Bodeen

#### **Citizen Participation**

#### **Community Development Department Update**

#### **Comprehensive Plan Update**

#### **Adjournment**

Motion made by Commissioner Andrews, Seconded by Commissioner Crosby.  
Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis,  
Commissioner Hyder, Commissioner Crosby



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Karen Haynes, Planning Manager

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Ransom Ellis, Chairman

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