



MINUTES

Planning and Zoning Meeting
Municipal Court Building, 540 Civic Blvd
April 08, 2024 at 6:00 PM

Call Meeting to Order

PRESENT

Chairman Ransom Ellis
Commissioner Van Bridges
Commissioner Brian Doubrava
Commissioner Cynthia Hyder
Commissioner Michael Mann
Council Liaison Garry Wilson

ABSENT

Commissioner John Alexander
Commissioner Kami Means

Approve Agenda

Motion made by Commissioner Doubrava, Seconded by Commissioner Mann.
Voting Yea: Chairman Ellis, Commissioner Bridges, Commissioner Doubrava, Commissioner Hyder,
Commissioner Mann

Approve Minutes

- 1. Draft Minutes 3/11/24.** Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held March 11, 2024.

Motion made by Commissioner Doubrava, Seconded by Commissioner Hyder.
Voting Yea: Chairman Ellis, Commissioner Bridges, Commissioner Doubrava, Commissioner Hyder, Commissioner Mann

Meeting Procedures

Public Hearings

- 2. REZN 24-003.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Zero Point Four (0.4) Acres, from Medium-Density Single-Family Residential (R1-M) to Two-Family Residential (R-2).

Speaking on behalf of Applicant: April Swanson.

Motion made by Commissioner Bridges, Seconded by Commissioner Mann.
Voting Yea: Chairman Ellis, Commissioner Bridges, Commissioner Doubrava, Commissioner



Hyder, Commissioner Mann

- 3. REZN 24-004.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Five (5) Acres, from Medium-Density Single-Family Residential (R1-M) to High-Density Single-Family Residential (R1-H).

Speaking on behalf of Applicant: Chris Wynn.

Speaking in opposition (order of appearance): Jennifer Goodson, Heather Calhoun, Daryl Sexton, Tim Kixmillon, Alma Shores, Adam Mayer, Michelle Sexton, Bradley Rose, Wilhelmus Poelma, Jessica Hudson, Zachary Compton, Chris Shores, Angela Phillips.

Motion made by Commissioner Doubrava, Seconded by Commissioner Mann.

Voting Yea: Chairman Ellis, Commissioner Bridges, Commissioner Doubrava, Commissioner Hyder, Commissioner Mann

- 4. REZN 24-005.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Twenty-Five (25) Acres, from Agricultural (AG) to High-Density Single-Family Residential (R1-H).

Speaking on behalf of Applicant: Chris Wynn

Speaking in Opposition: Jennifer Goodson, Heather Calhoun, Alma Shores, Adam Mayer, Wilhemus Poelma, Tim Kixmillon

Motion made by Commissioner Doubrava, Seconded by Commissioner Hyder.

Voting Yea: Chairman Ellis, Commissioner Bridges, Commissioner Doubrava, Commissioner Hyder, Commissioner Mann

Other Business

- 5. Officer Selection.** The Planning and Zoning Commission is required to select from amongst themselves, and approve by vote, a Chairperson, a Vice-Chairperson, and a Secretary.

The Planning and Zoning Commission self selected Ransom Ellis for Chairperson, Brian DeBrauva for Vice-Chairperson, and Van Bridges for Secretary.

Citizen Participation

BUILDS Department Update

- 6. P&Z 101.** The Planning and Zoning Commission is a state mandated body that performs a very important function. P&Z 101 is an opportunity for Commissioners and BUILDS Staff to better familiarize themselves with the purpose and powers of the Planning and Zoning Commission. Each month Staff will introduce a new topic and provide a brief summary to the Commission. Depending on the given topic certain materials, supporting statutes, ordinances, and adopted documents will be provided and covered.

This month's topic: Comprehensive and Master Plans.

Adjournment

Motion made by Commissioner Doubrava, Seconded by Commissioner Bridges.

Voting Yea: Chairman Ellis, Commissioner Bridges, Commissioner Doubrava, Commissioner Hyder, Commissioner Mann

Chris Tabor, Principal Planner

Ransom Ellis, Chairman