

Planning & Zoning Commission Minutes
September 14, 2021

In Attendance:

Commission: Cecil Davis, Mayor Jerry Brown, Scott Owens, Trudy Dils, Twyla Cordry, Eric Obermuller

Absent: Yvonne Reeves-Chong

City Staff: Nathan Carmon, Tracey York, Miriam Jones, John Doyle

Guests: Bennie Weaver, Keith Pritchard, Bill Catts, Caleb Rowden, Mark Rowden, Angie Cable

Media/Press: Darrell Maurina

1. **Call to Order** – Twyla Cordry called the meeting to order at 5:31 pm. A quorum was present. Twyla Cordry tabled item #5 due to the preliminary plat not being ready.
2. **Approval of Minutes** – Twyla Cordry put forth the minutes from the August 18, 2021 meeting for approval. Mayor Jerry Brown made the motion to approve the minutes. Motion was seconded by Trudy Dils. The motion passed unanimously.
3. **Public Hearing – Rezoning Request Application to accommodate a new phase of residential dwellings east of the Summit Subdivision located at the end of La Vista and Mesa** – The public hearing was opened at 5:31 pm.
John Doyle stated that at the previous Planning and Zoning meeting the rezoning request was approved. However, could not send forward to City Council for final approval as the developer was not present at the Planning and Zoning meeting. The approval still stands and the developer is now present to answer questions. Citizens would like to know what are the construction phases, where will the houses start and end. Curt Cox (developer) stated that houses will begin by the Water Tower. Houses will all be single family R-1 homes. Construction type is similar to what is already in the Summit and there will be a restricted covenant developed. Cecil Davis lives near the water tower and stated if a full vinyl siding cookie cutter house gets built three houses down from him the value would go down on his house. Curt Cox assured him that the homes would not be fully vinyl and they do not build cookie cutter homes. Curt Cox also stated that they will be in compliance with all regulations. Bill Catts (114 La Vista Drive) asked how many houses would be developed? Curt Cox stated there would be an estimated of 160 homes built. Mr. Catts said that he was not opposed to the development, just concerned about traffic and asked if there would be another way to exit subdivision. Mr. Catts stated that Swedeborg needs to be widened and trees removed off pavement. There needs to be an alternate way to get to 66. Keith Pritchard (300 Highland Woods) was present to reiterate what he spoke about at the last meeting. Mr. Pritchard said that he is an adjoining property owner and owns the land to the west of the new development. He would one day like to develop housing on this land which is already annexed into the City and would like the city to consider extension of utilities to that property to accommodate future development. Bennie Weaver (116 La Vista Dr) stated that he has the same concerns as Bill Catts. Mr. Weaver is also not opposed to the development, just has major concerns on traffic and would like to know what the plan is. Mayor Jerry Brown advised Mr. Weaver and Mr. Catts to bring their concerns about the road to the Roads and Grounds Committee meeting as they would be the ones to address their concerns.
4. **Close Public Hearing** – With no further comments from citizens, Twyla Cordry closed Public Hearing at 5:59pm.

5. **Preliminary Plat for Phase One of Summit extension located at the end of La Vista and Mesa-**
TABLED
6. **Final Plat approval for Phase One of Summit extension located west of intersection of Pinnacle and Mesa-** Final plat was provided. Twyla Cordry asked if there were any questions. Having no questions, Twyla Cordry entertained a motion to approve the final plat. Trudy Dils made a motion. Scott Owens seconded the motion. The motion passed unanimously.
7. **Other Business** – Mayor Jerry Brown made a motion to approve the Rezoning Request Application for the new phase of residential dwellings east of the Summit subdivision located at the end of La Vista and Mesa to rezone from an A-1 Zoning (Agricultural) to an R-1 Zoning (Residential). Eric Obermuller seconded the motion. The motion passed unanimously.
8. **Adjourn** –Meeting adjourned at 6:02 pm.

The next meeting of the Planning and Zoning Commission is scheduled to be held on October 12, 2021.