



## **PLANNING AND ZONING COMMISSION MEETING**

September 24, 2024

6:00 PM

City Council Chambers

Minutes

### **1. Call to Order**

The meeting was called to order at 6:01 PM.

### **2. Roll Call**

Commission members present: Sarah Ritchie, Al Farris, Misty Darling, Jake Vice, Justin Noethe, Rich Piper.

Staff members present: Bill Mettee, Tara Bosteder.

### **3. Agenda Approval**

A. Approval of the September 24, 2024 agenda.

Darling made a motion to approve the agenda.

Farris seconded the motion.

Motion was passed.

### **4. Minutes Approval**

A. Approval of the July 23, 2024 meeting minutes.

Noethe made a motion to approve the meeting minutes.

Piper seconded the motion.

Motion was passed.

### **5. Public Comment**

No public comments.

### **6. Old Business**

No old business.

### **7. New Business**

A. Approval of a Preliminary Plat for Wesley Life Village

Associate Planner Mettee presented the request and related staff report.

Commission Member Farris asked the developer if they had been talking with the neighbors regarding the proposed plans. David Bentz with Bishop Engineering responded and explained that they've had multiple conversations with neighbors beginning approximately a year ago when an initial more intensive plan was proposed and denied.

Commission Member Farris asked Mr. Bentz to tell him more about the water flow into the retention basin where the water is ultimately going to go. Mr. Bentz explained that it will flow the same way it does today. The south end that flows off undetained today has been

decreased, so there's less that flows off undetained. He said the large detention basin will over retain so it will release less and flow out the way it currently does.

Commission Member Farris asked if the pond was a dry pond. Mr. Bentz clarified that there was one dry and one wet pond in the main water flow and further clarified the North pond was a dry pond.

Commission Member Farris noted that the height of the buildings had currently been a concern for the neighbors to the North and asked how tall the buildings were going to be. Troy Porter with Wesley Life answered and explained that the duplexes are all going to be single story.

Piper made a motion to approve the preliminary plat as submitted.

Vice seconded the motion.

Motion was passed by a unanimous vote.

**B. Approval of a Site Plan for Wesley Life Village (1203 North E Street)**

Commission Member Farris asked if the location of the trees and shrubs marked on the plan were accurate. Mr. Bentz explained that extra trees and shrubs are planned in the northern part of the plan per the neighbors' requests. Mr Bentz further clarified that while the locations might not end up being exact, they will check their locations as part of a punch list to make sure they are as accurate as possible. Associate Planner Mettee also added that there will be a landscape inspection as part of the process to obtain a CO, and they will make sure the trees and shrubs are in place at that time. Mr. Bentz continued to add that there was another area where neighbors had requested extra screening so they've added more there as well.

Commission Member Farris inquired about a list of acceptable trees. Mr. Bentz indicated that there is a list of the species of trees on the plans. Commission member Farris asked for confirmation that all the trees weren't the same species, so they would die all at the same time. Mr Bentz said there was a mix of evergreen, overstory, and understory typically.

Farris made a motion to approve the site plan as submitted.

Darling seconded the motion.

Motion was passed by a unanimous vote.

**8. Comments**

**A. Building Permit Report**

Staff member Bosteder had included the building reports from July and August 2024. There were no questions regarding these reports.

**B. Current Projects**

Associate Planner Mettee shared that he's still working through comments on the Emerald Bay and Kentucky Ridge projects. The first site plan has been submitted for the Emerald Bay project. Mettee said the comments on the first review were pretty minimal so he's hoping to bring that before the commission at the first October meeting and that they are looking to move forward on the project pretty quickly. Meetings have been held regarding both the site plan and the preliminary plat. Mettee shared that there are a few various other projects as well that he is working on catching up on since recently taking on his new position.

## **9. Adjourn**

Ritchie made a motion to adjourn.

Farris seconded the motion.

The meeting was adjourned at 6:18 PM.