

Members Present

John Shell, Josh King, Mark St. John, David Lekse, Sherri Gardner, Michael Probst, Brian Walker, and Steve Milbourn. Members attended in-person with the option to use Zoom. Monica Magna was absent.

Also present: Planning Director Gabriel Nelson, City Attorney Shawna Koons, Recording Secretary Stevie Jarrett, and Greenwood IT.

Call to Order

Mr. Shell called the meeting to order at 7PM.

Approval of Meeting Minutes

Mr. King moved to approve the meeting minutes from April 24, 2023, seconded by Ms. Gardner. Vote: Ayes: Mr. Shell, Mr. King, Mr. St. John, Mr. Lekse, Mr. Probst, Ms. Gardner, Mr. Walker, and Mr. Milbourn. (8-0).

Special Requests/Continuances

Old Business from Floor

PC2023-015 Saica Zone Map Change (Revised Staff Report) – Bose McKinney & Evans representing Saica Pack US requests a zone map change for approximately 42.67 acres. The current zoning district is RA (Residential Attached Single Family), RM (Residential Medium), and RL (Residential Large) and the proposed zoning is IL (Industrial Large) to allow for the operation of a corrugated packing manufacturing facility.

Mr. Nelson announced that this petition has been withdrawn. If petitioner decided to reapply, they would need to file a zone map change again. There would be public notice requirements. If land is used for current zoned purpose, they could continue to plat the lots. Residential is a permitted use.

PC2023-016 Bowling Estates Primary Plat – Primary Plat for approximately 8.35 acres located at 1338 W Curry Road (Parcel # 41-04-01-013-013.000-041). Petitioner is Chris Magness.

Mr. Nelson explained that the petitioner unfortunately passed, but Staff recommends that this primary plat be approved.

Mr. King moved to approve the proposed primary plat of Bowling Estates residential subdivision submitted by Chris Magness, Docket PC 2023-016, subject to the Technical Review Committee condition that all staff comments are addressed, because the primary plat complies with the standards in the Unified Development Ordinance, Subdivisions division, and to direct the

President to sign in the Commission's behalf the Notice of Determination and written findings regarding the approval of the primary plat as prepared by the Planning Director.", seconded by Ms. Gardner. Vote: Ayes: Mr. Shell, Mr. King, Mr. St. John, Mr. Lekse, Mr. Probst, Ms. Gardner, Mr. Walker, and Mr. Milbourn. (8-0).

New Business

Comprehensive Plan Update

Mr. Nelson passed out an informational packet. Mr. Nelson explained that Staff went through a scoring process with the applicants. There were three top scored petitions. Staff interviewed the top three, and then rescored the petitions. HWC was the strongest proposal. This recommendation will go to the Board of Public Works and Safety as the purchasing agent. Mr. Nelson stated he is presenting the recommendation to be transparent and include the Commission. It is not required that the Commission approve the recommendation, but he would appreciate the Commission's unofficial blessing.

Mr. Probst asked if applicants are in-state. Mr. Nelson confirmed that they are in-state.

Mr. Lekse moved to move forward with recommending HWC as the consultant for the comprehensive plan update, seconded by Mr. Walker. Vote: Ayes: Mr. Shell, Mr. King, Mr. St. John, Mr. Lekse, Mr. Probst, Ms. Gardner, Mr. Walker, and Mr. Milbourn. (8-0).

Mr. Nelson explained the purpose of the Comprehensive Plan. It is a tool to set goals, it is the guiding document on how the City hopes to develop and use land in its jurisdiction, including transportation and trails, and it assists with grant funding, and more.

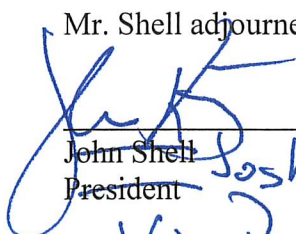
Announcements

Mr. Shell will be absent in two weeks and may participate by electronic means. The Vice President may need to chair the meeting.

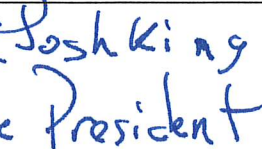
Mr. Walker moved to suspend the rules for the next meeting to allow the Vice President to preside at the meeting whether the president is absent, seconded by Mr. Probst. Vote: Ayes: Mr. Shell, Mr. King, Mr. St. John, Mr. Lekse, Mr. Probst, Ms. Gardner, Mr. Walker, and Mr. Milbourn. (8-0).

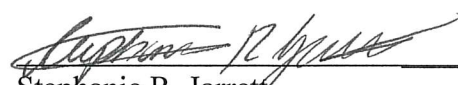
Adjournment

Mr. Shell adjourned the meeting at 7:15PM.



John Shell
President


Josh King
Vice President



Stephanie R. Jarrett
Recording Secretary