

Planning & Zoning Commission Minutes
August 18, 2021

In Attendance:

Commission: Cecil Davis, Yvonne Reeves-Chong, Mayor Jerry Brown, Scott Owens, Trudy Dils

Absent: Twyla Cordry, Eric Obermuller

City Staff: Nathan Carmon, Tracey York

Media/Press: Darrell Maurina

- 1. Call to Order** – Due to the absence of Twyla Cordry, Cecil Davis called the meeting to order at 5:31 pm. A quorum was present.
- 2. Approval of Minutes** – Cecil Davis put forth the minutes from the July 13, 2021 meeting for approval. Yvonne Reeves-Chong made the motion to accept the minutes with an amendment to show Cecil Davis absent from the meeting. Motion was seconded by Mayor Jerry Brown. The motion passed unanimously.
- 3. Public Hearing – Rezoning Request Application to accommodate a new phase of residential dwellings in the Summit Subdivision located west of intersection of Pinnacle and Mesa** – The public hearing was opened at 5:32 pm.
 - David Knichel – 125 Mesa Dr- Asked whether there would be another playground added and another road to alleviate the heavy traffic.
 - Ryan Jones – 113 Paradise St- Asked to consider putting stop signs at the intersection of Mesa and Summit because it is now the only major bus stop for the school bus and concerns about property values.
 - Andrew Indellicate-122 Summit Pass-Presented a handout that included proposals, issues and questions, character of the Summit vs previous neighborhoods developed by requestors and infrastructure issues.
 - Carri Hall-100 Summit Pass- Concerns about traffic, bus stops and if know how much of the back yard of her property would be taken away.
 - Keith Pritchard-300 Highland Woods Dr- Stated that around 300 acres west of both proposed planned subdivisions is property owned by them and someday there will be development there and would ask for the City to consider extension of utilities to that property. Mr. Pritchard also stated that this property is already annexed into the City.
 - Tim Mann-116 Summit Pass- Concerns about safety in the neighborhood with traffic due to only one road
 - Bennie Weaver-116 La Vista Dr- Questions about why developers didn't consider some of these safety issues when Paradise went in and concerns about wanting to protect trees and views of most of the homes in Summit face agriculture land.
 - Brian Hayes-21025 Reporter Rd- Stated that his property is considered county agriculture and if it gets zoned into the City does that change his property. He was told his land is in the County and that the land we are talking about was already annexed into the City.
 - Candice Gorenflo-132 Summit Pass-Asked had there been a study done? Was there a need all of a sudden in the City that all of these homes are needed? What would happen to the value of her property if it comes a time when she wants to sell and is concerned about the roads and what new construction will do to it and will it get properly repaired.

Mark Rowden-20980 Rowden Ln-Mr. Rowden stated that all of the concerns expressed, while they may not all address zoning, are valid and if he was living in the Summit Area he would be concerned as well. Mr. Rowden started by giving a history of how he got started building homes and then spoke about concerns that were brought up to the commission about quality of homes to be built, about building a separate road to use during construction, plans for a playground in Phase 2, property values, type of homes that he will be building, and that he cares for this community and will do their best to leave the trees in the back of the property.

At 6:49 pm a motion was made by Yvonne Reeves-Chong and seconded by Mayor Brown to close the public hearing and approving the rezoning request from A1 to R1. The motion passed unanimously.

4. **Discussion – Preliminary Plat of Phase 1 of Pinnacle at The Summit** – Nathan Carmon presented a preliminary plat of Phase 1 of Pinnacle at The Summit to the Commission for approval. With no further questions from the commission, a motion was made by Scott Owens to move the Preliminary Plat of Phase 1 of Pinnacle at The Summit to City Council for approval and seconded by Trudy Dils. The motion passed unanimously.
5. **Close Public Hearing** – At 6:49 pm a motion was made by Yvonne Reeves-Chong and seconded by Mayor Jerry Brown to close the public hearing.
6. **Open Public Hearing – Rezoning Request Application to accommodate a new phase of residential dwelling east of the Summit subdivision located at the end of La Vista and Mesa** – The public hearing was opened at 6:52 pm.

Dana Weaver-116 La Vista Dr- Asked what is the difference between A1 and R1 and what was the specification of that zoning. Also asking would there be a recommendation since there is no plat and no one present to represent Woodland Construction Company, LLC and what would it be based on.

Keith Pritchard-300 Highland Woods Dr- Wanted to go on record with this public hearing that he is requesting that the City as this phase is developed in this subdivision plat and it does touch their property to the west, that we allow utility extensions, future access and easements for potential growth in the City.
7. **Close Public Hearing** – At 7:04 pm motion was made by Mayor Jerry Brown and seconded by Yvonne Reeves-Chong to close the public hearing.

A motion was made by Mayor Jerry Brown to recommend to rezone from A1 to R1 located at the east of the Summit subdivision located at the end of La Vista and Mesa. Seconded by Trudy Dils and the motion passed unanimously.
8. **Other Business** – No other business
9. **Adjourn** –Meeting adjourned at 7:05 pm.

The next meeting of the Planning and Zoning Commission is scheduled to be held on September 14, 2021.