

PLANNING COMMISSION MEETING MINUTES
Tuesday, December 17, 2013 @ 7:00 p.m.

MEMBERS PRESENT: Craig Stephan, Sherri Neff, Lew Kasselmann, Merle Parks, Jason Krone, Robin Neal and Dave Pierce

PRESENT: Don Slone, AICP, CFM, Planning Director

Chairman Parks called the meeting to order at 7:02 p.m. and asked for a roll call. Roll call listed above.

Chairman Parks introduced **Item No. 1: Approval of Minutes** and called for a motion to approve the minutes of the September 24, 2013 Planning Commission meeting. Commissioner Kasselmann made a motion to approve the minutes as written with a second from Commissioner Stephan. Chairman Parks asked to have the minutes corrected to add a comment under Item No. 4, "that the applicant agreed with the added condition for the restaurant space shall not exceed 50% of the floor area". The motion was amended and the minutes will be corrected to reflect the change. Chairman Parks asked if there were any other questions or comments about the minutes. Seeing none, he called for a vote. The minutes were approved as amended.

NEW BUSINESS:

Chairman Parks introduced **Item No. 2: Preliminary Plat (Extension): PT-13-100, "The Villages"** Requested by Joseph F. Reardon, McAnany, Van Cleave & Phillips, P.A. for Guy B. Tiner, property owner of record. The request is for a six (6) month extension for the Preliminary Plat approved by the Planning Commission on January 22, 2013.

Chairman Parks asked for Staff Presentation. Staff presented its recommendations to the Planning Commission. Staff recommends approval of this item as listed in the Staff Report.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Joseph F. Reardon, Van Cleave & Phillips, P.A.,** stated that he and his client, Guy Tiner are in agreement with Staff's recommendation. Mr. Reardon reiterated his clients position with regard to the statements listed in his letter to the Planning Director. He stated that he would be happy to answer any questions.

Chairman Parks noted that no one from the public was in the audience. Seeing none he called for a motion. Commissioner Kasselmann made a motion to approve as listed in the Staff Report. Commissioner Stephan seconded the motion.

Commissioner Stephan asked Mr. Tiner if the six (6) month extension was enough time. Mr. Tiner stated he would like a year. Chairman Parks asked the Planning Director if more than six (6) month extension was permitted. Mr. Slone stated that per Section 2(3) of the Subdivision Regulations, six (6) months is the maximum allowed as reflected in the Staff Report. Mr. Slone stated that if the Planning Commission approves the extension and the developer revises the preliminary plat, they will automatically have an additional one year to complete the final plat and public improvement plans.

Chairman Parks asked if the Planning Commissioners had any further questions or comments. Seeing none he called for a vote. Motion passed 7-0.

Chairman Parks asked if there was any further discussion. Seeing none, he adjourned the meeting at 7:17 p.m.



Don E. Slone, AICP, CFM, Secretary