



## **PLANNING COMMISSION MEETING**

AUGUST 11, 2022 MINUTES

- I.** Meeting called to order at 6:12 PM, with Russell Biciste presiding.
- II.** Invocation led by Chad Hester.
- III.** Roll call was taken with the following members present: Kim Speorl, Russell Biciste, Mayor Waters, Chad Hester, Chad Leverett, David Russell, Rick Wash. Members absent: Joey Pitts, Claude Peacock. Staff present were Sherri Proctor, Planning and Zoning Administrator and Andrew Golden, consulting City Engineer
- IV.** Motion to approve July 26, 2022 minutes was made by Chad Hester, seconded by David Russell. All ayes, motion carries.
- V.** Hearing of cases

**a. Final Plat for Kinross Phase III**

Chris Mobley was present to make the request for final plat approval for Kinross Phase III. There was lengthy discussion regarding the past drainage issues with Phase I. The applicants agreed to provide an agreement that the HOA would take over the maintenance of Phase I. With no further discussion, Ch. Biciste called for a motion:

*Motion by Chad Hester, seconded by David Russell to approve the final plat subject to the condition of an agreement by the HOA to maintain Phase I detention area. Roll call vote recorded ayes: Kim Speorl, Russell Biciste, Chad Hester, David Russell, Mayor Waters, Rick Wash: No: Chad Leverett. Ayes 6 to 1, motion carries.*

**b. Final Plat for Huntley Park**

Bobby Riis made the request for approval of the final plat for Huntley Park and three modifications: 1. Alternate for required 10 foot evergreen buffer along the southern property line; 2. Alternate fence/buffer along Huntley Pkwy frontage; 3. Sidewalks to be installed with home construction and inspected for Certificate of Occupancy. Each of these modifications were explained by Mr. Riis. The

commission was in agreement, with the exception of the fence along the southern lot line. A condition was discussed that would increase the height of the fence to 8 feet. With no further discussion, Ch. Biciste called for the motion:

*Motion made by Kim Speorl to approve the final plat, with the requested modifications, with the condition that the fence would be 8 feet tall, seconded by Chad Leverett. Roll call vote recorded: Ayes – Kim Speorl, Russell Biciste, Chad Hester, David Russell, Mayor Waters, Rick Wash; No – none. All ayes, motion carried.*

**c. Final Plat for The Grande Vista**

Ms. Proctor presented the request for The Grande Vista final plat to create a two-lot commercial subdivision. This plat includes the lot that will be the site for Tractor Supply Company. There was discussion on the detention area and what potential uses may be for the other lot. With no further discussion, Ch. Biciste called for a motion:

*Motion made by Chad Leverett to approve the final plat, seconded by Chad Hester. Roll call vote recorded: Ayes – Kim Speorl, Russell Biciste, Chad Hester, David Russell, Mayor Waters; No – none. Rick Wash abstained. All ayes, motion carried.*

**VI.** The next regularly scheduled Planning Commission meeting is set for September 8, 2022.

With no further business to come before the commission, motion made by Rick Wash, seconded by David Russell, to adjourn the meeting. Meeting adjourned at 6:44 PM.

Respectfully submitted,



Sherri Proctor,  
Secretary to the Planning Commission