

## Brookland Planning Commission Special Meeting

Monday, July 17, 2017

Meeting called to order at 7:00 pm by Chairperson Hudson

PC Members present: Ralph Crain, Linda Anderson Reece, Steve Phillips, Jerry Blair, Tara Reed, Chairperson Tim Hudson. Mayor Kenneth Jones taking minutes, announced to Chairperson Hudson there was a quorum present.

1. Rausch Colman wants to build a new model home:

Ed McMurtry said Rausch wants to build another model home across street on a lot owned by them that would represent new series of plan layout of homes to be built in phase 2.

PC Jerry Blair asked will there be a drive way into the new model house and will a drive way be added to current model home.

Ed said yes, a drive way will be built at the new model home. The current model home will be remodeled, a drive way built, and sold as a new home.

PC Jerry Blair asked if purpose is to have a current model to be built to show to customers and Ed said yes.

Doug Frederick, Brookland Building Inspector stated, "The reason I brought this before the Planning Commission, is because I made a decision a few months ago, and I got into a lot of trouble." Doug wanted to know if this home would be built to Phase One specifications. Ed said it would be all brick, will set like the current model house with the drive and carport on the east side of structure, when you drive in off Harper.

PC Jerry Blair stated, "My concern is traffic congestions during peak travel time as subdivision grows near capacity and people trying to leave for work." Doug stated, "There will be a home owner there someday." Ed offered to bring the sidewalk around the corner to the home.

Doug said he just wanted what the plans called for.

Tim Harrington Water/Wastewater Superintendent spoke about there may need to be an additional water meter for sprinkler system. Ed said they would leave that up to buyer.

PC Jerry Blair asked if there will be off street parking for this model home, and Ed stated yes, they will be able to park in driveway.

Chairperson Hudson asked if there was a motion. Jerry Blair makes a motion to approve new model home with off street parking. Steve Phillips seconds motion. Chairperson Hudson asked if there was any further discussion. There was none. Chairperson Hudson called for a vote.

Chairperson Hudson said motion to approve model home has passed 5 ayes to 0 nays.

Chairperson Hudson said the second item on the agenda has been withdrawn. Chairperson Hudson asked if there was anything else from commissioners. There was none. Chairperson Hudson asked if there was anything from the floor. Doug Frederick asked the planning commission to research #4 in Preliminary Plat and Approval Guide and Applications, and #4 in in Final Plat Approval Guide to discuss fees at the next regular planning commission meeting.

Being no other business Chairperson Hudson asked for a motion to adjourn. Steve Phillips moves we adjourn. Tara Reed seconds Motion. Chairperson Hudson stated motion and second and calls for a vote. Chairperson Hudson announces the motion to adjourn has passed 5 ayes to 0 nays.

Meeting Adjourned at 7:15 pm.