

## Brookland Planning Commission Meeting November 12, 2018

Meeting was called to order at 6:00 pm by Chairman Steve Phillips. Commissioners present: Ralph Crain, Jerry Blair, and Earl Owens. Absent were: Tara Reed.

The meeting was opened by Mr. Phillips verifying that commissioner present had received a copy of the October 1<sup>st</sup> meeting minutes. After confirmation, Jerry Blair made a motion to accept them as written seconded by Ralph Crain.

### New Business

1. **Brookland Hills Phase 3 Final Plat:** It was noted that these plans had been previously reviewed by the planning commission. Jerry Blair made a motion to approve them contingent on a Final Inspection seconded by Earl Owens. The motion carried unopposed.
2. **Brookland Hills Phase 4 Preliminary Review:** Brookland Hills representative noted that a road was added out of the property to the West that will dead into the Weathers property at the request of the Mr. James Walden. A motion was made to approve the plans as presented by Jerry Blair and seconded by Earl Owens and the motion carried unopposed.
3. **Re-Zone request @ 507 Holman; tract #1 & #2 from C-2 to R-1:** Mr. Luna came in front of the commission and showed the plots. It was noted that this was adjoining the Fire Department property. After discussion found that a sign had been posted as required and the rezoning request was placed in the paper 15 days prior it was approved to move to Public Hearing through a motion made by Earl Owens and seconded by Ralph Crain. The motion carried unopposed.
4. **Shawn Dacus- Sidewalks in subdivision:** City Inspector Dacus requested that when the commission approved a Final Plat on subdivisions that he could get a signed copy of that to know when sidewalks were required. This will eliminate any questions of when and where sidewalks were required.
5. **Greg Baugh- Sidewalk plan/variance:** Mr. Baugh approached the commission asking for guidance about where to place sidewalks for the subdivision. Mr. Baugh stated that utilities were an issue with the water line was 8 feet from the curb and a manhole that is 5 inches about the grade of the sidewalk. It was agreed by all commissioners that the best option would be for the sidewalk to join the curb being 5 feet wide on lots 8-20. A motion was made by Jerry Blair to grant a variance to reduce the 5 feet minimum set back from the curb seconded by Ralph Crain and carried unopposed.
6. **Larry Jones- 111/113 East Matthews replat:** Mike McNeese with Ridge Surveying came before the commission to discuss the replat due to two separate homes on one lot with two different addresses. This replat will address issues with right of way as well as utility easements. A motion was made by Ralph Crain to approve the replat seconded by Jerry Blair which carried unopposed.

## Open Floor Discussion

1. **Whispering Hills Phase 3:** A motion was made by Jerry Blair to add this discussion to the agenda seconded by Earl Owens and carried unopposed. Mr. Gulley requested Preliminary approval on Phase 3. After discussion, a motion was made by Jerry Blair to approve the Preliminary plat contingent upon approval by the City Engineer and the Health Department. This motion was seconded by Ralph Crain and carried unopposed.
2. **Work Meeting:** A meeting was planned to be held prior to the December planning commission meeting to review some corrections to the planning handbook.

Being no more discussion, Chairman Steve Phillips entertained a motion to adjourn. The motion was made by Jerry Blair and seconded by Ralph Crain with all commissioners being in favor.