

## **Brookland Planning Commission Meeting August 6, 2019**

The meeting was called to order at 7:00 pm by Chairman Steve Phillips. Commissioners present: Ralph “Sonny” Crain, Samantha Sparks, Tara Reed, Jerry Blair, Chairman Steve Phillips and City Clerk Billy Dacus.

Jerry Blair made a motion to approve the July 2, 2019 Brookland Planning Commission minutes as written. The motion was seconded by Sonny Crain. Chairman Phillips stated motion and second and then opened motion for discussion. Being no discussion, Chairman Phillips called for a vote. It was announced the motion to approve July 2, 2019 Brookland Planning Commission minutes passed 4 yays to 0 nays.

An error was discovered in the minutes concerning Brookland Dentistry drainage questions. Jerry Blair made a motion to amend the June 24, 2019 Special Meeting Brookland Planning Commission minutes from (“**The Planning Commission**” *would still need to approve the new design, however*) to state (“**John Selig of Civil Engineering Associates**” *would still need to approve the new design, however*). The motion was seconded by Samantha Sparks. Chairman Phillips stated motion and second and then opened motion for discussion. Being no discussion, Chairman Phillips called for a vote. It was announced the motion to amend the June 24, 2019 Special Meeting Brookland Planning Commission minutes passed 4 yays to 0 nays.

### **New Business**

#### **Rocky Gilley – Plans for development on Hwy. 49:**

Carlos Wood presenting Rocky Gilley presented the Commission the most recent layout of the property that Mr. Gilley is wanting to develop on Hwy 49. Mr. Wood stated that it would be more economically feasible for Mr. Gilley, for the entrance way to be a private drive rather than a city street. This is due to the regulations of the drainage system required for city streets as well as other expenses. However, Mr. Gilley would be responsible for the upkeep of the drive. It was also noted that the drive would be asphalt. Mr. Wood stated they would like to connect to North Oak Street to the east side of the property with the approval of the commission. This would allow easier access to the property in case of an emergency. The Commission advised that would be acceptable. Carlos and Rocky said he would update his plans and come back to present them before the commission at a later meeting.

#### **Moin Kazi – About rezoning 301 Stevens to PUD zoned area:**

Moin Kazi presented the Commission with revised plans for the development at 301 Stevens. Mr. Kazi stated that his engineers and architects have reviewed the requirements for the PUD zoning and wants to move forward with his project. He noted that we would start the process of the rezoning stipulations that must be met before the public meeting. Moin stated he would get back to the city and officials with the information.

#### **Brent Meeks (Pinnacle Investments) – Replat lots in “Guest” subdivision on Shelby Street:**

Ashlee Betts was at the meeting representing Pinnacle Investments. She was asking to replat the lots in the Guest subdivision on Shelby Street from five to three. Ms. Betts stated that there wasn’t enough

room for the setbacks with the current layout. She passed out copies of the new design of the replat showing the three lots. It was noted by the commission that Shelby street needed to be extended to the end of the property with a cul de sac added. It was also noted that the water main, sewer main, and fire hydrant location would need to be called out on the plans as well. Ms. Betts took the information and said Pinnacle Investments would bring back an updated drawing at a later meeting.

**Earl Owens has missed (3) consecutive meetings. He called city hall to notify them he has moved out of the area:**

Chairman Steve Phillips noted to the commission that Earl Owens has missed three consecutive meetings and has moved out of the area. The commission will need to replace Mr. Owens in the future since he is no longer on the commission.

Chairman Phillips asked if there was anything else from the commission. Ms. Sparks noted she was not getting her pre-meeting information letter. The other commissioners got theirs, but the mail could be the cause. It could be the letters will be delivered by hand in the future.

Chairman Phillips asked if there was anything from the floor. Mayor Jones addressed the commission about the use of the new sound system employed by the city. He noted some could be heard and some not as well. He said it is a learning curve and we would get it right in the future. He noted that the workshop on revising the booklet went well. The Mayor stated construction is going on in Brookland and things are going well. He also noted that school would be starting back in the coming week.

Moin Kazi asked about the vacant spot on the Planning Commission. He wanted to know if it was an elected or appointed position. It was noted it was an appointed position.

Tara Reed made a motion to adjourn. It was seconded by Jerry Blair. Chairman Phillips called for a vote. Chairman Phillips announced motion to adjourn passed 4 yays to 0 nays.

Meeting adjourned at 7:32 PM by Chairman Phillips.