

Brookland Planning Commission Meeting September 3, 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 August 6, 2019 Brookland Planning Commission minutes as written. The motion was seconded by Sonny Crain. Chairman Phillips stated motion and second and then opened the motion for discussion. Being no discussion, Chairman Phillips called for a vote. It was announced the motion to approve August 6, 2019 Brookland Planning Commission minutes passed 4 yays to 0 nays.

Public Hearing for rezoning the property @ 301 Stevens by MK Development

The Public Hearing was called to order by Chairman Steve Phillips. Commissioners present: Jerry Blair, Tara Reed, Ralph (Sonny Crain), Samantha Sparks, Chairman Steve Phillips and City Clerk Billy Dacus. There were also several others that were present from the floor at the hearing.

Chairman Steve Phillips asked if there were any discussion or comments from anyone present at the hearing about the re-zoning of 301 Stevens. This request is to change the zoning from a present Low Density Residential (R-1) rating to a Planned Unit Development District (PUD) classification. The property currently has a re-zoning sign on the land.

There was no representation for MK Development at the meeting.

There were several citizens that spoke against the property being rezoned to a PUD rating.

Citizen Kenneth Jones (400 Stevens Street) addressed the Commission with several issues. He noted that there are drainage issues in that area at the present time. He was concerned with how the city was going to alleviate this problem with the drainage. Since this property is in a proposed flood plain, it will have to be raised via development. This it will only cause more problems because the water drains to the planned PUD housing area.

Also, the current 2-inch water line will need to be upsized in that area. Who will be responsible for the expense?

Mr. Jones passed out a copy of an ordinance that was passed in February of 2008 to the Commission. He asked them to carefully consider this ordinance before deciding on the rezoning of the property. Ordinance 2008-2 is an ordinance that was strongly supported by the citizens to rezone property (that includes this area) to R-1 to help relieve the density of the housing population.

Tim Hudson (200 West Hinkley Street) spoke that he was against the proposed rezoning due to the density of the housing, as well as the drainage problems that it will cause to develop the land.

Bettie Sims (203 Stevens Street) stated she was concern with the PUD survey being incorrect. She feels that they are taking some of her land.

Jimmy Gulley (1514 N. Oak Street) addressed the Commission with the concern for requirements for certain guidelines for the PUD housing standard. He felt since Brookland is growing so fast that there should be restrictions in place.

Mayor Kenneth Jones (400 Stevens Street) presented the Commission with drawings showing the area in and around the proposed PUD rezoning property. He noted that Bernis Street right of way extends all the way to the creek (Maple Slough ditch). The city has not abandoned that right of way. He also noted that 75 foot from the center of Maple Slough ditch there is a flood way. This part of the flood way cannot be disturbed. The PUD development plans on using some of this area as their open space.

After a waiting period, the meeting was closed @ 7:15 due to no more discussion.

New Business

Moin Kazi – MK Development rezoning 301 Stevens to PUD zoned area:

There was no one present at the meeting to represent MK Development. No action taken.

Rocky Gilley – Plans for development on Hwy. 49:

Mayor Jones stated that Mr. Gilley had requested to be removed from agenda. His engineer was not able to complete plans for meeting.

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

There was no one present at the meeting to represent Pinnacle Investments. No action taken.

Jimmy Gulley – Replat Whispering Hills – Phase 3:

Jimmy Gulley presented the Commission with a replat of Whispering Hills Phase 3. He noted he had purchased some additional land that is connected to the Whispering Hills subdivision. He plans on continuing with the subdivision so therefore needed to make some small changes with the plat. Mr. Gulley changed one of the lot designs to have a “T” intersection instead of a cul-de-sac as before. Jerry Blair made a motion the accept the change in the replat of Whispering Hills Phase 3. Sonny Crain seconded the motion. Chairman Phillips stated motion and second and then opened motion for further discussion. Being none, Chairman Phillips called for a vote. It was announced the motion passed 4 yays to 0 nays.

Chairman Phillips asked if there was anything else from the commission. There was none.

Chairman Phillips asked if there was anything from the floor. There was none.

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

Meeting adjourned at 7:20 PM by Chairman Phillips.