



Action Minutes: Planning Commission

Meeting Date: May 5, 2015

Members Present: Neal Bench (Chair), Travis Crayton, Deborah Fulgheri (7:39pm) Melissa McCullough, Michael Parker, Amy Ryan (Vice-Chair), Buffie Webber (7:17pm) Brian Wittmayer

Members Absent: **Joint Planning Area Member:** Vacant **Council Member:** George Cianciolo

Staff Present: Eric Feld, Judy Johnson, Gene Poveromo,

Agenda Item	Discussion Points	Motion/Votes/Outcome	Action
Opening Items	<ol style="list-style-type: none"> 1. Meeting was called to order at 7:00pm. 2. Adoption of April 21st 2015 Action Minutes. 3. Approving the April 15, 2015 Planning Commission Special meeting. 4. Order of items on the Agenda. 	<ol style="list-style-type: none"> 1. Quorum present 2. Michael Parker moved and Travis Crayton seconded a motion to approve the April 21st, 2015 Action Minutes with the noted corrections. 3. The Commission agreed that the April 15, 2015 minutes be placed on a future agenda for Commission approval. 4. The Planning Commission agreed to: consider the New Business items before Old Business; pull the Consent Item for further discussion; and Amy Ryan moved and Michael Parker seconded a motion to postpone the Ephesus Fordham to the May 19th 2015 meeting. 	<ol style="list-style-type: none"> 1. None 2. The motion was approved 6-0. 3. The minutes will be placed on a future agenda for approval. 4. The Agenda was amended.
Consent Agenda	Deferred to the main agenda		

<p>New Business</p>	<p>5. 711, 713 N. Columbia St. Minor Subdivision</p> <p>6. 741 E. Franklin St Minor Subdivision</p> <p>7. Grove Park Special Use Permit Modification</p>	<p>5. Amy Ryan moved and Michael Parker seconded a motion to approve the subdivision with the deletion of the stipulation requiring street improvements (sidewalk, curb, and gutter) and the payment-in-lieu for such improvements.</p> <p>6. Michael Parker moved and Travis Crayton seconded a motion to approve the subdivision.</p> <p>7. Amy Ryan moved and Michael Parker seconded a motion to recommend that the Commission forward comments on the affordable housing offer to the Council.</p>	<p>5. The motion was approved 5 to 1 (Brian Wittmayer). Brian Wittmayer stated that the applicant should provide some minimum payment-in-lieu for street improvements.</p> <p>6. The motion was approved 7 to 0.</p> <p>7. The motion was approved 8 to 0. See attached Recommendation.</p>
<p>Old Business</p>	<p>8. Obey Creek Development Proposal - Land Use Management Ordinance Text Amendment, Zoning Atlas Amendment, and draft Development Agreement.</p>	<p>8. Travis Crayton moved and Michael Parker seconded a motion to recommend that the Council enact a text amendment creating the Development Agreement-1 zoning district.</p> <p>The Commission agreed to defer action on the Zoning Atlas Amendment to the next meeting.</p> <p>The Commission agreed that Amy Ryan, Deborah Fulgheri and Michael Parker (alternate) meet with Mary Jane Nirdlinger and discuss outstanding questions.</p>	<p>8. The motion was approved 8 to 0. See attached Recommendation.</p>
<p>Reports</p>	<p>9. Planning Commission Appointments – Recommendations to Council.</p>	<p>9. The Commission unanimously agreed to recommend that following individuals be appointed to the Planning Commission: Amy Ryan, Melissa McCullough, Michael Parker, Buffie Weber, and Katherine Roberts (ETJ).</p>	

Adjournment		The Chair announced the meeting adjourned at 10:00 pm.	
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PLANNING COMMISSION

The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

RECOMMENDATION OBEY CREEK DEVELOPMENT PROPOSAL TEXT AMENDMENT May 5, 2015

Recommendation: **Approved** **Approval with Conditions** **Denied**

Motion: Travis Crayton moved and Michael Parker seconded a motion to recommend that the Council enact an ordinance to create the Development Agreement-1 (DA-1) zoning district.

Vote: **8-0**

Ayes: Neal Bench, Travis Crayton, Deborah Fulghieri, Melissa McCullough, Michael Parker, Amy Ryan, and Buffie Webber, Brian Wittmayer

Nays: None

Prepared by: Neal Bench, Chair, Planning Commission
Gene Poveromo, Staff