



PLANNING COMMISSION
MINUTES FOR REGULAR SCHEDULED MEETING

Tuesday July 9th at 5:30 PM City Hall
Council Chambers - 418 Osborne St.

Planning Commission members present: Wiley King, Leslie Warner, Dan DeLavie, John Toshach, and Matt Hicks.

Planning Commission members absent: None

Community Development Department staff present: Jaime Stein and Tage McMann.

City Attorney present: None

I CALL TO ORDER:

The meeting was called to order at 5:30pm by Commissioner Warner.

II MINUTES:

Approval of Minutes for 6/14/2024

MOTION: Commissioner Warner asked for motion on the June 11th 2024 minutes and if any edits are needed. Commissioner Hicks stated that for item number 3 the variance excludes non-conforming structures other than the specific structure mentioned in the variance. Commissioner Delavie moved to approve with mentioned edits. Commissioner Toshach seconded the motion. Motion passed unanimously.

III Agenda:

Approval of Agenda for 7/9/2024

MOTION:

Commissioner Warner asked for a motion for the July 9th Agenda. Commissioner King moved to approve. Commissioner DeLavie seconded the motion. Motion passed unanimously.

IV OLD BUSINESS & PUBLIC HEARINGS:

None

V NEW BUSINESS:

1. Final Plat – City of St. Marys requests final plat approval for 1 lots (totaling approximately 6 acres) of the St. Marys Commerce Park. The parcel is zoned I-L. Tax Parcel ID 148 031. Common location known as a Parcel 7 on the southern part of the former St. Marys Airport east/west runway.



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- Commissioner Warner introduced item #1 from new business.
 - Jaime Stein gave the staff report and recommends approval.
 - Commissioner Warner had questions about the purchase agreement
 - Jeff Foster clarified the purchase agreement.
 - Commissioner DeLavie asked about the location of this parcel in the St Marys Commerce Park.
 - Jeff Foster clarified the location of said parcel.
 - Commissioner Warner opened public comment.

PUBLIC COMMENT

- Mary Cloud from 100 Dandy St asked her daughter Donna Cansler to speak on her behalf.
- Donna Cansler asked about what will be developed on this parcel and possible road widening on N Dandy Road.
- Jaime Stein responded that this final plat is for creating the lot and the city is unsure of what the proposed development will be however the developer will need to meet the zoning requirements and the St Marys Commerce Park restrictions and covenants. Director Stein was unsure about the widening of the road but offered to follow up with her.
- Commissioner Warner closed Public Comment.

PUBLIC COMMENT CLOSED

MOTION: Commissioner Warner asked for motion on this item. Commissioner DeLavie moved for approval. Commissioner King seconded the motion. Motion carried unanimously.

2. Reverse Subdivision- Mr. Ardito requests a reverse subdivision to combine 2 lots into 1. Tax Parcels 160C 128 and 160C 129. Common location known as 207 and 209 Mocama Ct in Cumberland Harbor. Parcels are currently zoned P-D.

- Commissioner Warner introduced item #2.
- Jeff Foster presented the application.
- Jaime Stein presented the staff report and recommends approval.
- Commissioner Hicks spoke about the Cumberland Harbor HOA and if they were aware of this reverse subdivision.
- Jeff Foster addressed this question in that they are aware.
- Commissioner Warner opened public comment.

PUBLIC COMMENT

- No public comment
- Commissioner Warner closed Public Comment.

PUBLIC COMMENT CLOSED



MOTION: Commissioner Warner asked for motion on this item. Commissioner DeLavie moved to approve with the conditions stated. Commissioner Warner read the conditions that all future development will adhere to the Cumberland Harbor Planned Development subdivision requirements. Commissioner King moved to second the motion. Motion carried unanimously.

FURTHER DISCUSSION:

Director Stein spoke about the July 10th master plan update meeting and how that will entail a transition to the creation of the new master plan.

VI ADJOURNMENT

Commissioner Toshach moved to adjourn the meeting. Commissioner King moved to adjourn. Commissioner Hicks seconded the motion. Meeting adjourned at 5:47 pm.