



**PLANNING COMMISSION**  
**MINUTES FOR REGULAR SCHEDULED MEETING**

Tuesday, September 14, 2021 at 5:30 PM  
City Hall Council Chambers - 418 Osborne St.

**Planning Commission members present:** Wiley King, Lloyd Streit, Steve Hegi, Keegan Federal.

**Planning Commission members absent:** Leslie Warner

**Community Development Department staff present:** Kenneth Hughes and Delya Carter.

**I CALL TO ORDER:**

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

**II MINUTES:** Minutes were tabled because they were not ready for review.

**III OLD BUSINESS & PUBLIC HEARINGS:**

**Subdivision** – Cumberland Land Surveyors on behalf of Saint Smitty, LLC requested a minor subdivision to subdivide two parcels into four tracts. The property is zoned C-2. Tax Parcel IDs 135 087D and 135 087B. Common location known as 113 and 210 City Smitty Drive.

- K. Hughes presented the Staff Report.
- Simon Gregorian & Eric presented as owners. The cross-access easements has been addressed in the deeds for the property and on the plat. Also, the neighbors will not be affected. They still have the right to parking. It's not going to change anything. Everything will remain the same as it is now.

**PUBLIC COMMENT**

None

**MOTION:** Commissioner Hegi moved to approve the subdivision; Commissioner Federal seconded the motion. The motion carried unanimously.

**IV NEW BUSINESS & PUBLIC HEARINGS:**

**Rezoning** – Hannah Johnson on behalf of Hasitkumar H Patel requested a rezoning from C-2 to C-3 in order to allow a multi-practitioner medical wellness facility with short term housing. The property is zoned C-2. Tax Parcel ID S13 03 017. Common location known as 2322 Osborne Rd.

- K. Hughes presented the Staff Report.
- Hannah Johnson presented as owner.

**PUBLIC COMMENT**



None

**MOTION:** Commissioner King moved to approve the rezoning; Commissioner Federal seconded the motion. The motion carried unanimously.

**Variance** – Matthew Yarbray requested a variance to reduce the side yard setback from twenty-five feet to five feet along the unimproved East Alexander Street in order to build a detached garage. The property is zoned R-1. Tax Parcel ID S38 02 004. Common location known as 600 Norris St.

- K. Hughes stated that the city recommends tabling this variance until a site plan is presented.
- Matthew Yarbray presented as the owner.
- Chairman Streit shared concerns about the proximity to the unopened street.

**PUBLIC COMMENT**

None

**MOTION:** Commissioner Federal moved to approve the variance; Commissioner Hegi seconded the motion. The motion carried 3-1 with one negative vote being Chairman Streit.

**Subdivision (Preliminary Plat)**– Maxwell-Reddick and Associated on behalf of SLA Communities LLC requested preliminary plat approval of Hayden Point Subdivision. The property is zoned PD. Tax Parcel ID 133 017. Common location known as that land on the south side of Winding Road adjoining the Belle Arbor neighborhood.

- K. Hughes presented the staff Report.
- Ashley Durance for Lamar Smith presented for owner. He would like to continue with what was in the neighborhood already. This was a subdivision platted with 20 foot roadways and for 50 foot right of ways.

**PUBLIC COMMENT**

- Roger Shaw of 30 Merrymont Ct. had a comment about the width of the street size.
- Donald Jackson of 102 Avondale Dr. wanted to know if they are going to put a wall up and fix the drainage.

**MOTION:** Commissioner King moved to approve the subdivision; Commissioner Hegi seconded the motion. The motion carried unanimously.

V **DISCUSSION**

VI **ADJOURNMENT**

Commissioner Hegi moved to adjourn at 6:16 pm and Commissioner Streit seconded the motion. The motion carried unanimously.