

## **Brookland Planning Commission Meeting August 4, 2020**

The meeting was called to order at 7:00 pm by Chairman Steve Phillips. Commissioners present: Ralph (Sonny) Crain, Samantha Sparks, Gary Hill, Jerry Blair, Chairman Steve Phillips, Attorney Kevin Orr, City Inspector Shawn Dacus, and City Clerk Billy Dacus.

Jerry Blair made a motion to approve the July 7, 2020 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 July 7, 2020 Brookland Planning Commission minutes passed 4 yays to 0 nays.

Jerry Blair made a motion to approve the July 21, 2020 Special Meeting Brookland Planning Commission minutes as written. The motion was seconded by Gary Hill. 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 21, 2020 Special Meeting Brookland Planning Commission minutes passed 4 yays to 0 nays.

### **New Business**

#### **Pinnacle Investments - Brent Meeks - follow up from July 21, 2020 special PC meeting requesting re-plat of 5 lots to 3 lots in "Guest" subdivision on Shelby Street:**

Brent Meeks was at the meeting representing Pinnacle Investments. The commission reviewed the plat from Mr. Meeks asking to reduce the area from five lots to three. The width of Shelby Street was addressed. It was asked if the road was going to be made wider with the restructuring of the properties. Brent said that he could not afford to make improvements to the road and develop the lots. The concern was with the street only being able to handle one-way single traffic. It was also discussed if the street would be extended to the end of the last lot. Mr. Meeks said he would do so. It was asked if a fire hydrant would be installed in the area and Brent agreed to do so also. After some further discussion, Jerry Blair made a motion the approve the plat with the contingency that the street be extended and that a fire hydrant be installed. The motion was seconded by Samantha Sparks. Chairman Phillips stated motion and second and then opened the motion for discussion. Being no further discussion, Chairman Phillips called for a vote. It was announced the motion passed 4 yays to 0 nays.

#### **Jason MacDonald - regarding PUD rezone request @ 404 W Matthews:**

Jeremy Bevill was present at the meeting representing Fisher Arnold with the rezone request @ 404 Matthews Street. Mr. Bevill passed out a new drawing for the design of the area. This new design had all single-family homes with no duplexes or quadplexes. The number of homes were 34 with 45% green space. Jeremy was wanting the commission to review the plans and give their feedback. Attorney Kevin Orr noted that this should be treated as a new pre-applicant for the property since the original plans were rejected by the city council. He stated the process should start over. After lengthy discussions on certain items, it was noted that the commission would like to see the density dropped down in the area and more room added to the set-back in the front of the property coming off Matthews Street. Mr.

Bevill noted he thinks that this can be done and will take back the ideas to Fisher Arnold for amendment.

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

Chairman Phillips asked if there was anything from the floor.

Mayor Jones passed out the new edition of the Zoning Code and Subdivision and Development Code booklets. He asked the commission to review them and they would be discussed at next month's meeting.

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

Meeting adjourned at 7:35 PM by Chairman Phillips.