

PLANNING COMMISSION MEETING
Piedmont Civic Center – 314 Edmond Road Northwest
Monday, February 2, 2015, 6:30 PM

MEMBERS PRESENT:

Chairman Richard Felton, Commission Marva Oard and Commissioner Eric Berger

ABSENT:

~~None~~ Ron Candwell

STAFF PRESENT:

Community Development Director Wade Harden, City Attorney Mike Segler and Secretary Mary Ramsey

1. **CALL TO ORDER** – Chairman Richard Felton called Planning Commission meeting to order at 6:30p.m.
2. **ROLL CALL** – Secretary Mary Ramsey called roll. A quorum was present.
3. **CONSENT AGENDA** – All items on the consent agenda are non-controversial and may be approved by one motion for items.
 - a. **Approval of the Minutes for the Planning Commission meeting held January 5, 2014.**

Correct spelling of Commissioner Marva Oard name.

Commissioner Eric Berger made a motion to approve Planning Commission meeting January 5, 2015 minutes. Motion was **seconded** by Commissioner Marva Oard.

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The Vote was:

AYE: Commissioner Eric Berger, Commissioner Marva Oard and Chairman Richard Felton.

NAYE: None

4. **CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA**

None

5. **HEARING OF CITIZENS** -Topics to include those items **not listed in the agenda**

None

6. **BUSINESS ITEM**

Chairman Richard Felton explained item is about adding an expiration clause or returning the expiration clause to the PUD. Discussing if would like to keep a 3 year timeline to PUD or consider changes.

MOTION TO OPEN PUBLIC HEARING

Commissioner Eric Berger made a motion to open the public hearing. Motion was **seconded** by Commissioner Marva Oard.

The Vote was:

AYE: Commissioner Eric Berger, Commissioner Marva Oard and Chairman Richard Felton.

NAYE: None

a. **DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AMENDING THE PLANNED UNIT DEVELOPMENT ORDINANCE APPENDIX A, SECTION 10.0 DEVELOPMENT SEQUENCE, ESTABLISHING AN EXPIRATION TIMELINE FOR PLANNED UNIT DEVELOPMENTS AND THE REVOCATION OF PLANNED UNIT DEVELOPMENTS THAT DO NOT COMPLY WITH THE TIMELINE.**

Citizen Bill Long asked if Commission was provided a copy of timeline, reason for revocations, and boundaries. He also recalls the old version of the PUD stated 2 years for development to begin, not 3 years.

Citizen Vernon Woods, asked what was given to the public for the Public hearing to be conducted?

Chairman Richard Felton explained that the new ordinance has not been written yet. Only changing the timeline in the current ordinance.

Chairman Richard Felton closed public hearing.

MOTION TO CLOSE PUBLIC HEARING

b. **DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AMENDING THE PLANNED UNIT DEVELOPMENT ORDINANCE APPENDIX A, SECTION 10.0 DEVELOPMENT SEQUENCE, ESTABLISHING AN EXPIRATION TIMELINE FOR PLANNED UNIT DEVELOPMENTS AND THE REVOCATION OF PLANNED UNIT DEVELOPMENTS THAT DO NOT COMPLY WITH THE TIMELINE.**

Community Development Wade Harden provided information on how other P3 communities handle timelines for development.

Discussion occurred among Commission.

Commission directed Staff to:

- Add in 2 year timeline to get approval of initial preliminary Plat from City Council. With option of 1 year administrative extension from City Staff. If not approved then preliminary Plat is revoked.
- Changing original ordinance item A1 strike entirety of language replace with preliminary Plat language.
- Language that if applicant does not adhere to phase development scheduled as approved by City Council.
- Revocation of PUD occurs in the event the 3 year expiration has passed and preliminary Plat has not been approved. If preliminary Plat expires by reason of lack of final plat then the PUD is revoked.
- Add item 2 & 3 from original ordinance back into new Ordinance.
- Commission would like to see changes written in ordinance form.
- Publish ordinance and conduct Public Hearing at March Planning Commission meeting.

Commissioner Eric Berger made a motion to direct staff to prepare a draft ordinance that incorporates the changes discussed and agreed to by the Commissioners and advertise a public hearing. Motion was **seconded** by Marva Oard.

The Vote was:

AYE: Commissioner Eric Berger, Commissioner Marva Oard and Chairman Richard Felton.

NAYE: None

7. **NEW BUSINESS - Unplanned Items**

None

8. **ADMINISTRATION REPORT – (Oral) City Manager, Engineer, Community Development, and Attorney.**

None

9. **COMMISSIONER'S COMMENTS – Oral Comments**

Commissioner Eric Berger – no comments
Commissioner Marva Oard – no comments
Chairman Richard Felton – no comments

10. **ADJOURN- Chairman**

Chairman Richard Felton adjourned meeting at 7:29 p.m.


Chairman, Richard Felton


Secretary, Mary Ramsey