



**Planning Commission
Minutes of the May 21, 2020 Regular Meeting**

The meeting was called to order by Planning Commission Chairman Wesson at 5:30 p.m.

ATTENDEES

PLANNING COMMISSION MEMBERS

Troy Wesson, CAPZO, Planning Commission Chair	Present
John Seifert, CAPZO, City Council Member	Present
Cynthia McCollum, CAPZO	Present
Steve Ryder, CAPZO	Present
Cameron Grounds, CAPZO	Present
Stephen Brooks, CAPZO	Present
Terri Johnson	Present
Michael Potter, CAPZO	Present
Tim Cowles, CAPZO	Present

PLANNING STAFF PRESENT

Johnny Blizzard, Senior Planner; Mary Beth Broeren, Director of Development Services; Ngozi Ajufo, Assistant Planner; Gary Chynoweth, City Engineer; Becky Grimes, Prosecuting Attorney

REGISTERED PUBLIC ATTENDEES

Robert Kendall, Teresa Kendall, Randall Fletcher, Charlie Sanders, Frank Fletcher, D. Walton, Grant Donnelly, Houston Matthews, Jeff Mullins, Joey Ceci

ACCEPTANCE OF THE AGENDA

The agenda was accepted with a correction to the date of the minutes to April 16th; the addition of Robert Kendall as a speaker requesting five minutes for the Bradford Station preliminary plat public hearing; the addition of performance and sidewalk bonds for the West Haven subdivision, Phase 2, Part1 under New Business; and the addition of performance and sidewalk bonds for the Burgreen Village subdivision, Phase 5 under New Business.

Mr. Blizzard introduced Ngozi Ajufo as the new Assistant Planner in the Planning Department.

APPROVAL OF THE MINUTES

Mr. Ryder moved to approve the minutes of the April 16, 2020 regular meeting. Mr. Seifert seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Abstain
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

1. Section 5-2 of the Zoning Ordinance (ZTA 2020-002)

To change processing procedures for multi-family and larger mixed use projects to require City Council approval

Location: Citywide

Applicant: City of Madison

Staff Report

Mr. Blizzard stated this was a request to amend Section 5-2 of the Zoning Ordinance pertaining to the approval process for multi-family and mixed use developments. The request was initiated at the request of the Mayor and Council President as a means to address growth concerns because the high density of such projects may have greater impacts upon the school district's classroom capacity, and the City Council wanted to have oversight. The proposed changes would require all multi-family project site plans be approved by the City Council and require mixed-use project site plans with more than 50 dwelling units or five acres be approved by the City Council. Projects under these caps would still be acted on by the Planning Commission.

Public Comments

None.

Commission Comments

Mr. Brooks asked if the changes would result in these projects bypassing the Planning Commission. Mrs. Broeren replied in the affirmative and that state law gives City Council site plan authority.

Mr. Potter inquired about the cutoff for which projects would be considered by the Planning Commission versus the City Council. Staff summarized the request.

Mr. Wesson inquired as to why the projects wouldn't come to the Planning Commission for a recommendation like zoning requests. Mrs. Broeren explained that site plan approval for these projects remains administrative, regardless of whether staff, the Planning Commission or the City Council is the approving body. Staff will prepare a staff report for the City Council,

similar to the reports prepared for the Planning Commission, and if a project complies with code requirements it would need to be approved, as site plan approval is not a discretionary action in the code like zoning is.

Mr. Brooks asked if the City's process had been incorrect or if the Planning Commission had been given the role of reviewing these site plans. Mrs. Broeren replied that the current process is set forth in the City's Zoning Ordinance approved by the City Council.

Mr. Brooks inquired as to why the text amendment was being proposed now. Mrs. Broeren replied that it was in response to the number of multi-family projects being proposed and concerns raised about potential impacts.

Mr. Brooks summarized that the only change resulting from the text amendment was the approving body.

Mr. Wesson noted that the City Council would have already approved the zoning that would allow the site plan to go forward for approval so it wouldn't change anything by being reviewed by the Planning Commission. Mr. Seifert indicated that the request is to pull the approval back to the City Council. Mr. Wesson inquired as to why they were being asked to vote on this if the Council wanted to make the change. Mrs. Broeren explained that changes to zoning require review by and a recommendation from the Planning Commission. Mr. Brooks asked if the Planning Commission's vote mattered. Mrs. Broeren replied that the Planning Commission's recommendations for zoning amendments are provided to the City Council.

Mr. Brooks stated he was opposed to the amendment as presented and would like the projects to come through the Planning Commission first for a recommendation. Mrs. Broeren responded that the goal was not to slow the process down just to change the approving body.

Mrs. Johnson asked what the outcome would be if a site plan were denied. Mrs. Broeren explained that legal action could be brought against the City; however, most applicants would likely ask for a continuance to work out issues rather than have a denial. In addition, staff attempts to work out any issues with applicants before items are scheduled for action in an effort to avoid adverse action and have a successful outcome.

Mr. Potter stated that growth is a strategic item for the City and that it is wise for the City Council to handle projects that deal with growth, such as multi-family projects.

Mr. Seifert stated that review by the City Council is a little different than review by the Planning Commission as there are opportunities for voluntary development agreements. He noted that strategic growth review is important for the City Council and this change allows the Council to deal with that directly.

Mr. Potter stated that the City Council is an elected body and that Planning Commission is not. If growth is an issue for the City, then it is good for the City Council to act on projects that affect growth and take responsibility.

Motion:

Mr. Brooks motioned to approve the Zoning Text Amendment to amend Section 5-2 of the Zoning Ordinance (ZTA 2020-002) with the addition of requiring Planning Commission

review for a recommendation to the City Council and forward to the City Council for adoption.
Mr. Ryder seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Nay
Steven Ryder	Aye
Cameron Grounds	Nay
Stephen Brooks	Aye
Terri Johnson	Nay
Mike Potter	Nay
City Council Member Seifert	Nay
Tim Cowles	Aye

Motion Failed

Motion:

Mr. Brooks motioned to approve the Zoning Text Amendment to amend Section 5-2 of the Zoning Ordinance (ZTA 2020-002) as presented by staff and forward to the City Council for adoption. Mrs. McCollum seconded the motion.

Final Vote:

Chairman, Troy Wesson	Nay
Cynthia McCollum	Aye
Steven Ryder	Nay
Cameron Grounds	Aye
Stephen Brooks	Nay
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

2. Burgreen Village, Phase 5 (FP 2020-004)

Final Plat for 39 residential lots on 20.30 acres

Location: North of Powell Road, West of Burgreen Road

Applicant/Property Owner: Clayton Properties Group, Inc.

Applicant Comments

None.

Staff Report

Mr. Blizzard stated the property was located at the northwest corner of Burgreen Farms. The project contains 20.30 acres and 39 lots. He noted the average lot size will be 9,193.50 square feet. The plat will bring the total number of lots in the subdivision to 124. The plat will complete the final segment of Fargo Circle and Native Dancer Drive and an additional 340 linear feet of Count Fleet Court. In total 1,835.87 linear feet of new streets will be dedicated

to the City of Madison. The common area shown is reserved for the last phase of the subdivision. He concluded that staff recommended approval of the layout with only one contingency remaining and called the Planning Commission's attention to an email received from Jeff Burgreen.

Public Comments

None.

Commission Comments

Mr. Wesson asked staff to address the drainage concerns of Mr. Burgreen. Gary Chynoweth provided a summary of the drainage condition. He stated that there used to be a substantial amount of water that crossed from the subject property onto to Mr. Burgreen's property to the north. With the development of the subdivision; however, that drainage has been reduced by 75 percent, with most of the drainage being directed to the south. Currently, only the backyards that are adjacent to Mr. Burgreen's property drain to the north. He noted that he is not aware of any issues with Mr. Burgreen's crops. He explained that there are two blue lines that cross Mr. Burgreen's property. With regard to the ditch referenced in Mr. Burgreen's email, that area was a sediment basin and not a drainage ditch, so it was not intended to hold water.

Motion:

Mr. Brooks motioned to approve the Final Plat for Burgreen Village, Phase 5 (FP2020-004) with contingencies."

Planning Department

1. Signature:

1) Limestone County Sewer & Water Authority

Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

- 3. **Crown Pointe, Phase IX, Part B (FP 2020-006)**
Final Plat for five residential lots on 24.34 acres
Location: North of Gillespie Road, East of Torrington Drive
Applicant/Property Owner: Jeff Benton Homes

Applicant Comments

None.

Staff Report

Mr. Blizzard provided background on Part A that resulted in two lots being recorded. He stated that this plat finalizes three new lots; dedicates a portion of Fernbridge Boulevard; dedicates a public utility and drainage easement across the rear of the two lots recorded with Part A; and redefines the approximate location of the former borrow pit. Mr. Blizzard concluded that staff recommended approval with contingencies.

Mr. Wesson noted the Planning Commission had a letter in their packet. Mr. Blizzard stated it pertained to construction concerns such as mud in the street, and staff will follow up.

Public Comments

None.

Commission Comments

Mr. Seifert asked about the dark shaded area in Tract A. Gary Chynoweth stated it was a sewer easement. Mr. Seifert said he has received citizen inquiries about a sidewalk connection between Crown Pointe and Brass Oaks subdivision. Mr. Chynoweth said it might be possible, but there are a lot of woods between the two.

Motion:

Mrs. McCollum motioned to approve the Final Plat for Crown Pointe, Phase IX, Part B (FP2020-006) with contingencies.

Engineering:

1. Provide As-Built drawings and spreadsheets for approval.
2. Provide performance and sidewalk Letters of Credit

Mr. Seifert seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

4. Wells Estates (FP 2020-005)

Final Plat for six residential lots on 2.85 acres

Location: South of Browns Ferry Road, East of Mose Chapel Road

Applicant/Property Owner: Pike Farms, LLC

Applicant Comments

Jeff Mullins, representing the applicant, stated he was available for questions.

Staff Report

Mr. Blizzard stated the request was for a final plat for six residential lots on 2.85 acres. The plat will extend Minden Way 179.66 feet to the west and provide access from Lauren Preserve Subdivision to Mose Chapel Road. Since the preliminary plat was approved, the property owner acquired a remnant 7,405.20 square feet of area at the north end of the property and is requesting approval of an additional lot with the final plat. He noted that staff had processed an Engineering Change Order in June 2019 to correct drainage improvements shown on the preliminary plat. He concluded that staff recommended approval with contingencies.

Mr. Wesson stated that he had asked staff to address drainage because it had been brought up as an issue in 2018 when the preliminary plat had been approved. Gary Chynoweth presented a powerpoint that traced the history of the drainage issues in the vicinity from 2002 to present day. He showed aerials of the subject site and vicinity from 2002, 2005, 2007, 2010, 2013 and 2017. He reported that in 2002 storm flows drained to Mose Chapel and then to a wooded swamp at the southern end east of the road. Overtime, as the area developed, some of the drainage was directed to a ditch and some to pipes, but some yards have wetland areas and drainage traverses some lots through the easement area. Drainage still travels down Mose Chapel to the wooded swamp, but with the completion of a detention pond in 2017 for the Wells Estates subdivision, required pipe size was reduced from 24" and 36" to 15" and 30," respectively. He provided detail regarding an existing house that has sheet flow, noting that they constructed a fence within the public easement. Mr. Chynoweth reviewed six designs that were evaluated to address drainage for the Wells Estates subdivision and showed pictures of the detention pond outlet and the outlet ditch constructed in the area. He showed a video of a storm event, showing water flow. He noted that the various projects have helped to improve drainage and that stormwater management components are built and functioning.

Mr. Wesson asked if the City should prohibit the construction of fences in the rear yards of lots 4, 5 and 6. Gary Chynoweth stated the Commission could.

Mr. Brooks asked where the detention is located. Gary Chynoweth replied that the detention pond is on the Wells Estates property and the outlet ditch is on the Lauren Preserve property. He noted that flood water is supposed to go to Lauren Preserve.

Mr. Wesson reiterated his comment about restricting fences. Gary Chynoweth stated the City has an ordinance to address this in that if a fence is constructed in an easement and obstructs drainage it can be removed.

Mr. Potter asked if the only issue with fences was the owner who had constructed one in the easement area. Mr. Chynoweth stated he was the only one with that much water given his location in the subdivision.

Mrs. Johnson asked if owners would understand the easement restrictions. Mr. Chynoweth indicated that it depends if they read everything fully.

Public Comments

Mr. Fletcher asked another member of the audience, Mr. Sanders, if he was satisfied with the drainage condition.

Charlie Sanders stated he didn't use to have water on his lot, but now water overflows and comes on to his property, which is located directly south of Wells Estates. Mr. Chynoweth stated that water shouldn't be jumping the ditch and that he would check it during final inspection to fix that.

Commission Comments

Mr. Wesson asked about the fence restriction. Mr. Seifert asked if owners are supposed to build in the easement area. Mr. Potter replied that they were not. Mr. Seifert questioned the need for the restriction if the issue is already covered by City ordinance. Mr. Chynoweth reported that the City used to require permits for fences but no longer does and that the City allows them in the easement area as long as they do not obstruct drainage. There was general discussion on this topic.

Mr. Wesson asked about a potential typo with respect to Note 9. It states there is a 15 foot easement along the right-of-way but lots 3 and 4 only show 10 feet. Johnny Blizzard indicated that sometimes lots have a stated easement unless something else is called out on a plat and that staff would double check the note.

Motion:

Mr. Brooks motioned to approve the Final Plat for Wells Estates (FP2020-005) with contingencies with an additional note to prohibit fences in the utility and drainage easement on lots 4, 5 and 6.

Planning Department

- 1. Add note that individual homebuilders will construct sidewalks as a condition of certificate of occupancy
- 2. Add note that fences or walls are prohibited in the utility and drainage easement on lots 4, 5, and 6.

Engineering Department

- 1. Provide Performance and Sidewalk LOCs.

Mrs. McCollum seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	Aye

Tim Cowles
Motion Carried

Aye

5. Bradford Station, Phase 1 (PP 2020-003)

Preliminary Plat for 50 residential lots on 124.37 acres

Location: South of Norfolk Southern Railroad, West of Kyser Boulevard

Applicant/Property Owner: Smart Living, LLC

Applicant Comments

Jeff Mullins, representing the applicant, stated this was a plat for the first 50 lots, including the extension of Keyser Boulevard, and that he was available for questions.

Staff Report

Mr. Blizzard presented the overall plat, showing the Keyser extension west and then south. He noted a 20 foot wide utility and drainage easement along the extension south for sewer improvements. He showed a larger scale version of the portion of the plat with the proposed 50 lots and reviewed the proposed common areas and Tract 1, which is for future development. He reported on the widths of the Keyser extension and allowance for the future greenway. He concluded that staff recommends approval and that the plat is consistent with the development agreement and reviewed the contingencies.

Public Comments

Robert Kendall stated his appreciation for staff's email response to his questions. In light of the previous items on the agenda, he noted that they may have a concern about drainage though they have not had any problems thus far. Due to the required 20 foot wide buffer adjacent to the single family area, he had not been concerned about the buffer area; however, his fence is off of the property line and he wondered if he would have to move it now that he is aware of easement issues. He stated satisfaction with the applicant and staff's explanations of various aspects of the project, including Engineering staff looking at drainage. He noted the location of phases had changed and asked if there was an updated phasing plan. Staff replied that there was not. He concluded by asking again about the rear easement area.

Jeff Mullins stated that all drainage for the project was being directed west to the creek and that no water was being directed south or east.

Joey Ceci stated he was not aware of any issues with the easement area.

Robert Kendall added that some of the residents adjacent to the site had not received a hearing notice. Staff asked him to follow up with them.

Gary Chynoweth stated that staff did not have any problems with drainage for the project.

Commission Comments

Mr. Wesson asked if there was sidewalk on Keyser in addition to the greenway. Jeff Mullins stated that there will be sidewalk up to or connecting with the greenway, but there wouldn't be a sidewalk in the greenway area.

Motion:

Mr. Brooks motioned to approve the Preliminary Plat for Bradford Station, Phase 1 (PP2020-003) with contingencies.

Planning Department

1. Submit letter permitting off-site work
2. Submit a copy of the approved and signed layout plan
3. Sheet 13: Add a design speed and sight distance table
4. Sheet 13: Add an Intersection Sight Distance Certificate

Engineering Department

1. Lots 23-28 on the grading plan show the surrounding contour and pad elevation to be 667.0. The pad could be raised to 667.50 and then the finished floor to 668.0 like the adjacent lots. Positive drainage around these lots/structures needs to be established.
2. The following utility easement areas need to be adjusted so all utilities are in easements;
 - A. Sheet 13- the 2 discharge areas are not in easements.
 - B. Pipe A6 48" - is not completely within the right of way.
 - C. JB A2 is not completely within right of way. Pipes at JB connection are also outside of the right of way.
3. Update the storm profiles to address the following:
 - A. Page 16- SWI A36 there are 2 pipe flow line elevations called out but only one pipe for this structure. The A36 Pipe On sheet 8 has a 1.03% slope but the one in the profile on sheet 16 has a 3.78% slope. Confirm data.
 - B. Page 16- SWI A9 has 3 pipes called out in the profile view but only one shown on the plan view. And the pipe slope does not match between the profile and the plan view. Please correct.
 - C. Page 18- SWI C1 in the profile is marked as C2 in the plan view, please update. There are currently 2- SWI C2 inlets
 - D. Sheet 19 – SWI A10 has pipe A36 elevation at 655.07 and Sheet 8 has the same pipe at 657.75. Verify which is correct and update. This also applies to Pipe A9 at SWI A8.
 - E. Sheet 22- OTI A22 callout is duplicated.
 - F. Provide the area and depth of rip rap to be placed at the discharge points
4. On the erosion control plans, under Phase 2 #8 and #9 from the go by were omitted. Please explain.
5. Provide street cross sections
6. Easements on the 30" pipes between lots 58 and 59 need to be 20'.
7. Sheet 24 Cross sections- Show the proposed grade tie in treatment.
 - A. 11+50- what pipe is on the left hand side?
 - B. Don't duplicate stationing within one plan set. There are 3 station 11+00, one is on Rugby Drive another is on the north section of the north lanes for the extension and then there is one on the southern end of the tie in location.
8. Update stormwater report to reflect all added infrastructure for the road extension.

Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

Public Hearings Closed

- 6. Argento at Oakland Springs (SP 2020-009)**
Site Plan for a mixed use project with 264 apartments and 10,000 sq. ft. of commercial tenant space on 9.01 acres
Location: South of Huntsville-Browns Ferry Road, East of Bowers Road
Applicant: Sterling Development, LLC
Property Owner: Placemakers Oakland Springs

Applicant Comments

Grant Donnelly, representing the applicant, stated he was available for questions.

Staff Report

Mr. Blizzard stated the project was located in the Neighborhood Center Area of the TND-zoned Village at Oakland Springs subdivision. The project includes 264 apartments with a bedroom count of 82 one bedrooms, 155 two bedrooms and 27 three bedrooms. The west side will have 200 units and the resident amenities, and the east side will have 64 units. The project includes 10,000 square feet of commercial space on the ground floor. The project includes minimum eight feet sidewalks along Oakland Springs Drive and wider plaza areas to accommodate outdoor dining along the commercial frontage. He concluded that staff recommended approval with contingencies.

Commission Comments

Mr. Wesson asked if there would be sidewalk along Huntsville-Browns Ferry, and Mr. Blizzard replied there would be.

Mr. Wesson asked about the second entrance shown on Huntsville-Browns Ferry on the east side of the project. Grant Donnelly replied that it is an emergency vehicle access only and will have knock down bollards. He noted that there is another such access on the west side on Mission Street.

Mr. Potter inquired as to whether this project would be affected by the zoning text amendment considered earlier. Staff indicated it would not because that ordinance wouldn't be acted on by the City Council until mid-July.

Motion:

Mr. Brooks motioned to approve the Site Plan for Argento at Oakland Springs (SP2020-009) with contingencies.

Planning Department

1. Submit information that the existing 20 foot water easement near the west property line has been properly vacated and a new easement will be established for the new location for the water line.
2. Add calculations to the PVA Landscaping Calculations for the number of trees required adjoining a thoroughfare based on Section 4-12-16 (5)
3. Sheet L1: Note total area of open space and provide amount of open space in pedestrian plazas along Oakland Springs Road. It would be helpful to have a larger scale, dimensioned exhibit showing the commercial plaza areas, with landscaping shown.
4. The proposed retaining wall and associated grading may not hinder the construction of continuous public sidewalk along Huntsville-Browns Ferry Road directly west of this proposed development.

Engineering Department

1. If the parking stall next to the ADA walkway area west of Building 2 is intended to be a handicap space, add symbol to the plan
2. Correct typos on Phase 3 note 6, Last Sentence should be "Seed/ Mulch" and "Etc. as directed by the QCP"
3. Add HGL to storm profiles A6 and A6.2.
4. Confirm HGL of headwall for Storm C Profile
5. Provide MS-4 compliance at two discharge points and NE corner.
6. Show tie point for storm drainage at SW corner.

Fire Department

1. Auto-turn for ladder truck needed using MFR provided apparatus dimensions
2. Show location of all FDC's and PIV's
3. All private hydrants must be silver
4. Add note that states binder and water supply must be in place before vertical construction starts
5. State largest fire area per 2015 IBC

Mr. Ryder seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

NEW BUSINESS

1. West Haven, Phase 2, Part 1 Performance Bond, \$56,063

Applicant Comments

None.

Staff Comments

Mr. Blizzard stated the request.

Planning Commission Comments

None.

Motion:

Mr. Brooks motioned to approve the bond amount for the Performance Bond. Mr. Potter seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

2. West Haven, Phase 2, Part 1 Sidewalk Bond, \$59,330.45

Applicant Comments

None.

Staff Comments

Mr. Blizzard stated the request.

Public Comments

None.

Planning Commission Comments

None.

Motion:

Mr. Brooks motioned to approve the sidewalk bond amount. Mr. Potter seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

3. Burgreen Village, Phase 5 Performance Bond

Applicant Comments

None.

Staff Comments

Mr. Blizzard stated the request.

Planning Commission Comments

None.

Motion:

Mr. Potter motioned to approve the Performance Bond. Mr. Seifert seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

4. Burgreen Village, Phase 5 Sidewalk Bond

Applicant Comments

None.

Staff Comments

Mr. Blizzard stated the request.

Public Comments

None.

Planning Commission Comments

None.

Motion:

Mrs. McCollum motioned to approve the sidewalk bond. Mr. Potter seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

5. Update on Commercial Projects in Town Madison

Mr. Blizzard presented a powerpoint summarizing the commercial projects that have been completed, approved, are under construction or are in for approval within the Town Madison area.

ADJOURNMENT

Mr. Wesson adjourned the meeting at 7:03 P.M.

Minutes Approved



Troy Wesson, Chairman

ATTEST:


Johnny Blizzard, Senior Planner and Recording Secretary

