

MINUTES

Monday, July 11, 2016
Planning Commission Meeting
Council Chambers-Glennon Center Lower Level
7:00 p.m.

1. Call to Order	Jerry Church, Chair, called the meeting to order. Present: Kathy Masters, Jerry Church, Chris Leonard, Arnold Mann, Stephen Handel, Vincent DesRosiers, and Susan Britt (staff) Absent: Doug Burns
2. Approval of Minutes a. June 13, 2016	Stephen Handel stated that a correction needed to be made on item # 4 (Old Business as he voted against the motion to approve) <u>MOTION</u> Kathy Masters motioned to approve the minutes as revised. Chris Leonard seconded. Mr. DesRosiers then asked if Ms. Masters would withdraw her motion as he felt that the discussion under item #3. b (Consider Recommendation for Adoption of the Capital Improvements Program) did not fully reflect his comments. Mr. DesRosiers stated that the minutes did not fully explain his motion to defer action as it related to his proposal for the addition of a cash flow analysis as an appendix. Ms. Masters withdrew her motion and Mr. Leonard withdrew his second. It was then suggested that perhaps approval of the minutes be deferred to allow Mr. DesRosiers time to prepare his suggested changes and present them to Ms. Britt for inclusion in the minutes for June 13. <u>MOTION</u> Kathy Masters motioned to defer approval of the minutes until the August meeting. Chris Leonard seconded. VOTE: Ayes, Unanimous
3. New Business	Susan Britt presented the staff report to the Commission.

<p>a. Discuss Rezoning Plan for TMS #s 644-00-00-016, 644-00-00-027, 644-00-00-038, 644-00-00-039, and 644-00-00-042 from RUD in the County and 644-01-01-030 and 644-01-01-031 from B-1 in the City and 644-01-01-344 from B-2 in the City to PDD in the City</p>	<p>Brad Ceraolo from Game On Development and Stephen Stansbury from Simon Webber gave an overview of the proposed development. Mr. Ceraolo concentrated on Village A which would be the first phase of development. (Site Plan and PDD Development Standards attached to official record).</p> <p>Ms. Masters asked if the development would have a connection to the adjacent Walmart. Mr. Stansbury replied that connectivity was important throughout the development but that connection to the Walmart site would most likely be pedestrian only.</p> <p>Mr. Stansbury further explained that the concept of the entire development was to be considered as a lifestyle center. The development would contain a true mix of uses that would encourage internal traffic and movement.</p> <p>Mr. Church asked about the phasing of the development. Mr. Ceraolo stated that the development of Village A should take approximately 18 months and that Village E would most likely be the final phase.</p> <p>Mr. Mann asked about environmental issues. Mr. Stansbury stated that a Phase 1 environmental assessment would need to be completed.</p> <p>Mr. Leonard asked about the institutional uses slated for Village D. Mr. Ceraolo stated that they were looking for possibly an assisted living facility or even a charter school related to the sports concept of Village A.</p> <p>Chairman Church noted that a Joint Public Hearing and Special Meeting was scheduled for July 18 at which time the Planning Commission would be making a recommendation.</p>
<p>4. Old Business</p> <p>a. Review suggestions for clarification of sign regulations</p>	<p>Ms. Britt reviewed the recent US Supreme Court ruling in <i>Reed v. Town of Gilbert, AZ</i>. Due to several legal concerns it was suggested that it was suggested that any further discussion be deferred until such time as the City Attorney has time to review the implications of the federal case on the local regulations.</p>
<p>5. Public Comments</p>	<p>None</p>
<p>6. Council Liaison Comments</p>	<p>Mr. O’Neal stated that he was excited about the Game On Development.</p>
<p>7. Commissioner’s Comments</p>	<p>Mr. Handel asked about starting the process for revising our PDD standards to require minimum lot sizes and</p>

	<p>setbacks. Ms. Britt stated that she would put the existing regulations in Dropbox for review by the Commission.</p> <p>Mr. Leonard requested that Ms. Britt redistribute the Growth Management Strategy as approved by Council in 2013. Ms. Britt said that she would email it to the Commission.</p>
8. Chairman's Comments	None.
9. Staff Comments	None
10. Adjournment	<p><u>MOTION</u> Kathy Masters motioned to adjourn. Stephen Handel seconded.</p> <p>VOTES: AYES Unanimous</p>