

MINUTES OF THE PLANNING COMMISSION
MEETING HELD ON August 14, 2023

The meeting was called to order by Hicks at 7:00PM.

Roll call was taken: **Present:** Hicks, Lutz, Voelker, Gaitsch, Pittman, Youngs

Hicks asked if there were any additions or corrections to the minutes from July 10, 2023 Planning Commission meeting. There were none. A motion was made by Gaitsch and seconded by Hicks to approve the minutes of the July 10, 2023, meeting minutes. **Motion carried.**

Hicks asked if there were any citizens to address the Planning Commission. There were none.
Hicks asked if there were any corrections or deletions to the agenda. There were none.

PETITIONS:

P-23-08-01 Review and Comment on a Preliminary Plat by Dennis Brand for Remlok Phase 6.

Brand was present to represent the petition. Relative location of Remlok Phase 6 is east end of Covington Drive and to the south towards Legacy Drive. There will be a bridge structure like the Phase 5 bridge. Phase 6 will include 19 large lots and the new lots will participate in the same HOA.

Krebel inquired about the common ground. Brand responded that it will be wet detention like a small pond and will hold water.

Hicks commented for the record, that like Remlok Phase 5, Brand will build the bridge within the right-of-way and then the city will take over maintenance once completed.

Recommendation: A motion was made by Voelker and seconded by Youngs for a favorable recommendation on the Remlok Phase 6 Preliminary Plat.

Members voted as follows:

YES –Hicks, Lutz, Voelker, Gaitsch, Pittman, Youngs

OLD BUSINESS: Review and Comment on updates to the 2018 Comprehensive Plan (Ward 2).

General notes from Ward 1:

- Intention is for a bike path with country club Rd realignment
- Sewer Plant – updated color shading on the map to include all properties
- Dennis Knobloch, County Commissioner, wants the City and County to collaborate within the 1-mile buffer around city.

Ward 2 considerations:

- Smoothing of commercial areas.
- Proposed new road on the west side is good and could introduce the potential for a new gateway to the city in the North via roundabout around Hanover Rd and Coxeyville Rd.
- Strategic ark and bike path location to draw development west.
- The location of the industrial area on the south side of town. Are our utilities well aligned for this? Can we change this zoning and update to accommodate growth of the city. What can be done with the industrial zoning in front of the high school?

COMMENTS: None.

Motion to adjourn the meeting at 7:45 PM was made by Lutz and seconded by Youngs. Motion carried.
Minutes respectfully submitted by Lauren Voelker.