

## Minutes of the Planning Committee Meeting

4-7-25

### Second Floor Conference Room

Meeting called to order at 6:45 pm with the following committee members in attendance, Aldermen Russ Row, Joel Vogt, Matt Buettner, Tina Charron, Gary Most and Mayor Stan Darter. Jim Hopkins, Jim Trantham, J.R. Landeck, Roberta Rohwedder, Nathan Krebel, Sarha Deutch, Sarha Craig and Mechelle Childress were present. Jordon Riley, Jeff Davis, Matt Patterson, Dennis Brand, Will Hulett and Sam Rhodes were also present.

Agenda Item 1: Petitions by Citizens on Non-Agenda Items: None

Agenda Item 2: Approval of 3/17/25 Planning Cmte Mtg Minutes: Motion by Gary Most to approve and second by Matt Buettner. Motion passed.

Agenda Item 3: Plaza Tire Commercial Site Plan: Nathan explained that a couple minor things have been worked out to get the site plan to the approval step. Sam Rhodes (Rhodes Group) said he had no problem doing what was needed to get the plat approved.

Agenda Item 4: Zahnow Accessory Building: Nathan told the committee that its within code to control the exterior building materials on a commercial building. The accessory building that is going to be built has no brick/stone on it. It was suggested that Will Hulett (WCUSD5) come back to the committee with plans showing some type of brick/stone on the east side of the building. It was stated it would blend in better next to a residential area. Will Hulett said he will have a drawing for us soon.

Agenda Item 5: Deer Ridge Preliminary Plat: Roberta explained that the Planning Commission had asked the Planning Committee to look at the thru street to Legacy again. Matt Paterson, the developer of Deer Ridge stated the plans that were already approved by the Planning Committee were complete and would cost him additional money to change. Dennis Brand said he was not for the thru street to his development and also thought is was already approved. There was a lengthy discussion about this. A motion by Tina Charron to approve the plat with no thru street was made, a second by Gary Most. The motion passed unanimously.

Agenda Item 6: Comments: A couple of residents asked questions concerning the tree line in the Deer Ridge Development. Nathan answered their questions by having the plot plan on the screen showing where some trees will be taken out because of the development.

The motion to adjourn the meeting was made by Tina Charron and a second from Gary Most. Passed. The meeting adjourned at 7:17 pm.

Submitted by Russ Row