

## Brookland Planning Commission Meeting

August 07, 2017

Meeting was called to order at 7:00 pm by Major Ken Jones. Commissioners present: Steve Phillips, Jerry Blair, and Linda Anderson Reece. Absent were: Co-Chair Tim Hudson, Tara Reed, and Ralph Crain.

In the light of Co-Chair Hudson's absence, Jerry Blair made a motion to allow Mayor Jones to conduct the meeting in Mr. Hudson's place. The motion was seconded by Linda Anderson Reece. Mayor Jones stated motion and second and then opened motion for discussion. Being no discussion, Mayor Jones called for a vote. Mayor Jones announced the motion had passed 3 yeas to 0 nays.

Steve Phillips made a motion to approve June 26, 2017 Brookland Planning Commission minutes as written. The motion was seconded by Jerry Blair. Mayor Jones stated motion and second and then opened motion for discussion. Being no discussion, Mayor Jones called for a vote. Mayor Jones announced motion to approve June 26, 2017 Brookland Planning Commission minutes passed 3 yeas to 0 nays.

Steve Phillips made a motion to approve June 29, 2017 Brookland Planning Commission minutes as written. The motion was seconded by Jerry Blair. Mayor Jones stated motion and second and then opened motion for discussion. Being no discussion, Mayor Jones called for a vote. Mayor Jones announced motion to approve June 29, 2017 Brookland Planning Commission minutes passed 3 yeas to 0 nays.

Steve Phillips made a motion to approve July 17, 2017 Brookland Planning Commission minutes as written. The motion was seconded by Jerry Blair. Mayor Jones stated motion and second and then opened motion for discussion. Being no discussion, Mayor Jones called for a vote. Mayor Jones announced motion to approve July 17, 2017 Brookland Planning Commission minutes passed 3 yeas to 0 nays.

### New Business:

The Zone Election Annexation area topic was moved to the last item on the agenda.

#### **121 Hayes PUD plans:**

Jimmy Gulley of Gulley Construction presented his PUD plans for 121 Hayes to the commission. There was talk about the drainage, fencing, and widening of the road in places along with other items.

Ralph Crain arrived at the meeting.

After a lengthy discussion from Mr. Gulley, the Mayor, and the commission, it was decided to accept the plans with contingencies. Steve Phillips made a motion to accept the PUD extension plan from Story Street to Hayes Street with the contingencies of widening the road at the point of the fire hydrants to 26 feet, loop the water lines at Story and Hayes Street, and to construct the mail box system as presented. The motion was seconded by Jerry Blair. Mayor Jones stated motion and second and then opened the motion for further discussion. Mr. Gulley stated that he would get the

new plans adjusted and brought back to proper people. Being no more discussion, Mayor Jones called for a vote. Mayor Jones announced motion had passed 4 yeas to 0 nays.

**Ken Jones- Asking to place/move manufactured home to 325 S. Oak (Medical Care):**

Mayor Jones stated that this was no longer an issue and no longer needed to be discussed.

**Doug Frederick- Brookland Planning Commission handbook discrepancies:**

Brookland City Inspector Doug Frederick had question on certain topics in the Brookland Commission handbook that weren't quite clear. Mr. Frederick had questions on the preliminary plats compared the final plats on the regulations of some issues such as viewing and reviewing the plats, as well as some monetary terms in the procedure of the process. The topic of the "bill of assurance" was also discussed. The differences were explained by consultant James Waldon of Garver, as well as the Commission itself to the satisfactory of Mr. Frederick.

**Zone Election Annexation area:**

The Commission along with Mayor Jones and consultant James Walden, AICP Urban Planning Manager – Garver discussed the zoning process of the new proposed area of the 2017 annexation. A map was presented of the area. There was major input from all parties for the zoning efforts in all portions of the mapped area. After a lengthy discussion of the lots and acreages of the proposed annexation area, the zoning was completed. A map of zoning of the new proposed area of the 2017 annexation will be drawn-up and be available later.

Mayor Jones passed out a copy stating that September's meeting will be moved to September 11 at 6:00 PM because of the Labor Day holiday falling on the first Monday in September.

Mayor stated that the Brookland Planning Commission handbook needs updating and is hoping to have this completed by the first of the year.

Jerry Blair made a motion to adjourn. It was seconded by Steve Phillips. Mayor Jones called for a vote. Mayor Jones announced motion passed 4 yeas to 0 nays.

Meeting adjourned at 8:21 PM by Mayor Jones.