

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

January 11, 2022

7:00 P.M.

City Hall Council Chambers and Via Videoconference

1. CALL TO ORDER

Vice Chairman Dennis Kathcart called the meeting to order at 7:05 p.m.

A quorum of the Commission was present: Alderman John Chevalier, Mayor Damien Boley, Billy Muessig, and Deb Dotson. Dennis Kathcart was present via Zoom. Rob Scarborough and Melissa Wilson were absent.

Staff present: Jack Hendrix and Brandi Schuerger.

2. MINUTES

The December 14, 2021, Regular Session Meeting Minutes were moved for approval by MAYOR BOLEY, Seconded by ALDERMAN CHEVALIER.

Ayes 5, Noes 0. Motion carried.

3. STAFF REPORT

HENDRIX reported:

For calendar year 2021:

- We issued 48 residential building permits which totaled \$15 million in improvement value. This is not including the cost of the land just the improvements.
- We issued 9 commercial building permits which totaled \$35 million in improvement value

So far in 2022 we have issued 1 residential building permit with several more coming. 1 commercial building permit has been issued. This is a

tenant finish permit located at the strip mall at the Marketplace for Jimmy Johns. They should start construction in about a week.

The Eagle Ridge subdivision up by the high school is about 98% done with everything they need to do to get the plat recorded. The developer anticipates giving the first 2 master plans for buildings to the Development Department late this week or early next week so we can start the review process. They are hopeful to start 10 townhome buildings (20 units) very soon.

The 8 townhomes units that we just approved at our December 2021 meeting at 319 E Main Street has started construction. The ground has been graded and they will be starting the footings soon.

There have been discussions about several potential commercial and residential projects but are still waiting on official submittals.

4. INITIAL ZONING PUBLIC HEARING: LOT 24, LAKESIDE CROSSING 1ST PLAT, 15705 N WABASH ST

Public Hearing: None

Public Hearing closed

5. INITIAL ZONING: LOT 24, LAKESIDE CROSSING 1ST PLAT, 15705 N WABASH ST

MAYOR BOLEY motioned to approve the Finding of Facts and initial zoning for lot 24 in Lakeside Crossing to R-1B. Seconded by ALDERMAN CHEVALIER.

DISCUSSION: None

THE VOTE: DOTSON-AYE, MAYOR BOLEY-AYE, KATHCART-AYE, ALDERMAN CHEVALIER-AYE, MUESSIG-AYE.

AYES-5, NOES-0. MOTION PASSED

6. ADJOURN

MUESSIG made a motion to adjourn. MAYOR BOLEY seconded the motion.

VOICE VOTE: UNANIMOUS

KATHCART declared the session adjourned at 7:10 p.m.