

# SMITHVILLE PLANNING COMMISSION

## REGULAR SESSION

October 8, 2024

7:00 P.M.

City Hall Council Chambers and Via Videoconference

### **1. CALL TO ORDER**

Chairman John Chevalier called the meeting to order at 7:02 p.m.

A quorum of the Commission was present: Alderman Melissa Wilson, John Chevalier, Rob Scarborough, Billy Muessig, John Wallace and Mayor Damien Boley. Terry Hall was absent.

Staff present: Jack Hendrix and Brandi Schuerger.

### **2. MINUTES**

The August 13, 2024, Regular Session Meeting Minutes were moved for approval by SCARBOROUGH, Seconded by WALLACE.

Ayes 6, Noes 0. Motion carried.

### **3. STAFF REPORT**

HENDRIX reported:

We have issued 27 permits for single family homes since January 1, 2024.

We have slowed down on Commercial building permits. There are a few permits that have been issued but have not been paid for. He believes they are reevaluating due to the market.

We have issued a tenant finish permit for a new bar/restaurant in one of the units at the old Price Chopper building.

The Final plat for Clay Creek Meadows will be going to the Board of Aldermen soon. We are waiting for the construction plans for the sewer line that they have to install.

The Final Plat for the Fairview Crossing Townhomes, which we are discussing on our agenda here tonight, will go to the Board of Aldermen next week.

The planning for the South Employment Overlay District is progressing well. There have been several internal stakeholder meetings with staff to try and assemble the data that was presented. We anticipate mid-October there will be some more public engagement opportunities. Those will be shared on social media.

Staff started preparing the 2025 Planning Commission Submission Schedule. We post this on the city's website so that anyone who would be looking to submit applications to Planning and Zoning Commission can know when they need to submit their application by to make certain meeting dates. It was noticed that the meeting in November 2025 falls on November 11<sup>th</sup> which is Veterans Day and City offices are closed. He asked the members of the commission provide suggestions on an alternate meeting date.

Mayor Boley stated that he prefers the meeting be moved to Wednesday November 12, 2025. Some people may take Monday November 10<sup>th</sup> off to have a 4 day weekend. There were no objections from the other commission members.

#### **4. SITE PLAN REVIEW 14601 N. FAIRVIEW DR – FAIRVIEW CROSSING TOWNHOMES**

- SITE PLAN REVIEW FOR 16 FOUR-UNIT TOWNHOMES (64 UNITS) AT FAIRVIEW CROSSING**

MUESSIG motioned to approve the Site Plan Review at 14601 N. Fairview Dr – Fairview Crossing Townhomes. Seconded by SCARBOROUGH.

HENDRIX stated that the staff report has been included in the packet. The applicant and the owner of the land are both present to answer any questions you may have. They also brought samples of the color palettes. This submission meets all code requirements.

**DISCUSSION:** None

**THE VOTE:** ALDERMAN WILSON-AYE, WALLACE-AYE, MUESSIG-AYE, SCARBOROUGH-AYE, CHEVALIER-AYE, MAYOR BOLEY -AYE.

**AYES-6, NOES-0. MOTION PASSED**

## **5. ADJOURN**

MOYOR BOLEY made a motion to adjourn. ALDERMAN WILSON seconded the motion.

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 7:13 p.m.