

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

December 9, 2025

7:00 P.M.

City Hall Council Chambers and Via Videoconference

1. CALL TO ORDER

Chairman John Chevalier called the meeting to order at 7:00 p.m.

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

Staff present: Jack Hendrix and Brandi Schuerger.

2. MINUTES

The November 13, 2025, Regular Session Meeting Minutes were moved for approval by SCARBOROUGH, Seconded by ALDERMAN WILSON.

Ayes 6, Noes 0, Abstain 1 (CHEVALIER). Motion carried.

3. STAFF REPORT

HENDRIX reported:

The Fairview Townhomes project is now complete. All 64 units have been final inspected, and Certificate of Occupancies have been issued. These are all rental units and are unsure of the number of units that are occupied.

Clay Creek Meadows has submitted 2 permit applications for single family homes on Lake Meadows Drive. The roads are in for phase 2. There is a sag that is causing water to puddle so a correction will need to be made to fix that. The still need to redo the overflow basin at the Diamond Crest lift station. Once these 2 items are completed, they can record their Final Plat. The purchaser of the lots has submitted an application for the townhome

site plan review. This will either be on the January or February meeting agenda.

The Main and Mill Street project is still making progress. The roof was completed today

4. ELECTION OF OFFICERS

VICE CHAIRMAN

MAYOR BOLEY nominated HALL. CHEVALIER seconded.

THE VOTE: CHEVALIER-AYE, MAYOR BOLEY-AYE, HALL-ABSTAIN, MUESSIG-AYE, SCARBOROUGH-AYE, DOTSON-AYE, ALDERMAN WILSON-AYE.

AYES-6, NOES-0, ABSTAIN-1. MOTION PASSED

5. PUBLIC HEARING – PRELIMINARY PLAT – LAKESIDE FARMS SUBDIVISION – 244 LOTS AND 287 DWELLING UNITS

- **THE PURPOSE OF THIS HEARING IS TO TAKE PUBLIC COMMENT ON THE PROPOSED PRELIMINARY PLAT FOR LAKESIDE FARMS SUBDIVISION.**

Public hearing opened.

HENDRIX explained that this proposal is the same preliminary plan approved last December, which was later revoked in May due to construction scheduling issues tied to the development agreement. The applicant has now submitted a new proposal for the development agreement. The original version had a numbering error which omitted Lot 21, meaning calculations were mistakenly based on 289 units instead of the correct 287. All density and unit counts have been updated accordingly. He explained the changes made to the agreement relating to sewer and parks and explained that no changes were made from the previous agreement for traffic and storm water.

The updated development agreement and staff report have been entered into the public hearing record.

David Horrocks 18405 N. Main Street —Stated that he noticed that the lots are smaller, which will add a lot more traffic.

HENDRIX stated that the zoning has stayed the same which is R-1D and R-2. He explained the average lot width for the single-family homes is 55 feet. There will be a traffic light installed at 169 Hwy and 188th Street before the 61st house would be issued a permit.

Public hearing closed.

6. LAKESIDE FARMS PRELIMINARY PLAT – 244 LOTS

- **APPLICANT SEEKS TO AMEND THE PREVIOUSLY APPROVED PLAT AND DEVELOPMENT AGREEMENT TO CREATE A NEW SUBDIVISION OF 244 LOTS CONTAINING 287 DWELLING UNITS.**

MAYOR BOLEY motioned to approve the Lakeside Farms Preliminary Plat. Seconded by HALL.

HENDRIX stated that the guidelines for review are provided in the packet. This hasn't changed and has been the same for the last 12 years. Staff's recommendation is that it complies with everything that we've asked for and its recommend for approval.

Discussion: None

THE VOTE: MAYOR BOLEY-AYE, HALL-AYE, DOTSON-AYE, ALDERMAN WILSON-AYE, SCARBOROUGH-AYE, MUESSIG-AYE, CHEVALIER-AYE.

AYES-7, NOES-0. MOTION PASSED

7. ADJOURN

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

VOICE VOTE: Ayes 6, Noes 1. Motion carried.

CHAIRMAN CHEVALIER declared the session adjourned at 7:19 p.m.

Not Yet Approved