

OFFICIAL MINUTES OF THE MEETING  
GOODLETTSVILLE PLANNING COMMISSION

September 9, 2024

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

**Present:** Chairman Scott Trew, Jeff Duncan, Cisco Gilmore, Grady McNeal, Jeff Parnell, Mayor Rusty Tinnin and Judy Wheeler.

**Absent:** N/A

**Also Present:** Addam McCormick (Staff), Tim Ellis-City Manager, Russell Freeman-City Attorney, Sharon Reed (Staff), and Alex West (Staff).

Scott Trew called the meeting to order, and Duncan offered prayer.

**Item #1 Approval of Agenda:** Duncan made a motion to approve the agenda, Tinnin seconded the motion. The motion passed unanimously.

**Item #2 Approval of August 5, 2024 Meeting Minutes:** McNeal made a motion to approve the minutes of the August 5, 2024 meeting, Wheeler seconded the motion. The motion passed.

**Item #3 Trew opened the Public Forum on Planning Related Topics.**

**Jane Birdwell – 505 Debra Drive**

Birdwell states the committee has made some very good decisions in the past years. Although they are not elected, they still represent the citizens of Goodlettsville. Lately the citizens feel you are not representing them and making decisions they are not happy with. They have asked you for businesses, restaurants, shops and you have given them a coffee shop you clearly knew the citizens did not want. Birdwell states they are wanting to add more houses in addition to all the apartments they have allowed to be built in the area increasing the traffic flow. Birdwell discussed the traffic issues and thinks there needs to be a moratorium on the building of residential until the City addresses the issues not only with traffic. Birdwell states they are against more building at this time.

**Jafar Ware – 200 Cobblestone**

Ware is the HOA president and is speaking against the Alta Loma exterior vehicle parking lot project. The HOA board and neighbors have spoken and have concerns for the commercial type use next to the residents in the subdivision. They have concerns with the traffic around the area and property value of their homes. They also have concerns for the wildlife in the area so they ask that you vote no for the project.

**Connie Childress – 127 N Maple Ridge**

Childress lives in Wynridge and lives at the end of the cul-de-sac. They will be impacted behind and side of their house with the Long Hollow Pike proposal. Childress states they have been citizens of Goodlettsville for thirty-one (31) years. The heart of the matter ask the question what kind of community do we want to be in Goodlettsville? Childress discussed what kind of community they want

and the quality of life they have in Goodlettsville. Childress stated the heart of the matter is do we choose to live in a community that cares just for ourselves or for all living creatures in our custody. Childress stated her family has been making a species list of what they have seen in their yard and neighborhood for the twenty (20) years they have lived in Wynridge. Childress stated this proposed development would be detrimental to the wildlife in the area.

**Wallace Ralph Jr. – 4403 Long Hollow Pike**

Wallace is the property owner of approximately 7 acres at 4403 Long Hollow Pike. He is speaking for his family that lives on property that is contiguous and they are in opposition to the 4408 Keel Development project. Wallace read the City of Goodlettsville vision statement. Wallace stated he supports Ralph's right to sell his property, and he does not oppose growth. Wallace stated this project threatens the essential character of the land. Wallace discussed the density of the project and how it will negatively affect his property value. Wallace discussed the negatives this project will bring to the branch along Madison Creek, Madison Creek elementary school and the traffic on Long Hollow Pike. Wallace encouraged the members to honor their heritage and protect their quality of life by rejecting this proposed development.

**Sarah Childress – 127 N Maple Ridge**

Childress as a zoologist is concerned with the loss of the fields and woodland habitats. Childress discussed the many species that are pushed out from reckless urban developments. Childress discussed with the clearing of existing woodlands the loss of many benefits' nature has on human health. Childress described the intangible and irreplaceable things that would be lost with this proposed development. Childress asked that they build in moderation with wisdom and forethought and that they consider what they have to lose.

**Brett Mansfeld – 4463 Long Hollow Pike**

Mansfeld is a state certified appraiser in Tennessee. Mansfeld discussed conformity of this project in value to surrounding property owners. Mansfeld discussed the density of this project is not in line with the current use of surrounding area. Mansfeld stated the area along Long Hollow Pike is primarily agriculture and low density, and the medium density proposed project is not consistent with that. Mansfeld discussed how developments work and the impact these non-conforming uses will have on surrounding property owners.

**Mike Fentress – 115 N Wynridge Way**

Fentress is opposed to the 4408 Long Hollow Pike project. Fentress discussed the traffic in and out of the neighborhood and the many near accidents at the intersection of Long Hollow and Allen Road and more traffic will only compound that problem. Fentress discussed the impact of an additional 112 homes and the migration of those additional families to the area. Fentress asked that they vote no for this project.

**Missi Rowe – 4330 Long Hollow Pike**

Rowe stated they love living in Goodlettsville, but they do not want another housing development. Rowe discussed traffic issues and overcrowding in the schools if this development is approved. Rowe is opposed to this project.

**Markus Rowe – 4330 Long Hollow Pike**

Rowe would like to ask them what is best for the citizens of Goodlettsville? Rowe read a Facebook post from Jeremy Mansfield regarding the fiscal imbalance created by this type of development. Rowe commented what would improve their lives are better restaurant choices and better shopping choices. Rowe is opposed to this development and say no to annexation.

**Mike – Cobblestone Townhomes**

Mike is opposed to the parking lot storage project. Mike is concerned with how this will affect property value, potential parking issues, safety concerns, and traffic concerns. Mike strongly opposes it.

**Dallas Reddy – 3723 Long Hollow Pike**

Reddy discussed safety issues with the amount of traffic on Long Hollow Pike. Reddy discussed agriculture, the agriculture land and farmers in Tennessee.

**Ms. Padgett – Alta Loma**

Ms. Padgett is opposed to any building or a car lot due to traffic on Alta Loma.

**Mike McGinnis – 144 N Wynridge Way**

McGinnis discussed density being the issue for the 4408 Long Hollow Pike development. McGinnis discussed traffic concerns and drainage problems with adjacent properties in Wynridge. McGinnis stated he talked with many of his neighbors and there is strong opposition to this project.

**Tom Patterson – 103 Forrest Oak Drive**

Patterson stated the high-density development is not the right approach for this area. Patterson discussed infrastructure and how it needs to be transformed. Patterson discussed higher value communities staying in Goodlettsville.

Trew asked for any additional comments and no additional comments were received.

Tinnin made a motion to close the public forum, seconded by Parnell. The motion passed unanimously.

**The Public Forum was closed.**

**AGENDA**

**Item #4 Community Development Services Staff:** Requests Dry Creek Commons Phase Two (2) Performance Bond Extension. Property Owner: Vastland, Eatherley, McClung, Development, LLC.

**Item Representative: Addam McCormick**

**Staff Discussion:**

- The developer requests to maintain the current bond \$170,500 amount for the 2024-2025 time period due to the remaining cost improvements estimate of \$123,200.
- Project Status: Townhouse construction twelve (12) of thirty-nine (39) units completed - thirty-one (31%) percent project construction and nine (9) units under construction.
- Current Project Bond: \$170,500 - performance bond - October 11, 2024 expiration.
- Remaining Project Improvements: Final asphalt paving, Landscaping, Sidewalk sections with unit construction, and playground/dog park improvements.

- Improvement Cost Estimate: \$112,000 estimate provided by developer for 2023 review. Revised estimate \$123,200.
- Motion Option-Approval for one-year bond extension at current amount \$170,500. (Staff Recommendation)
- Motion Option-Approval for one-year bond extension at amount determined by Planning Commission based on information provided during the meeting.

**Planning Commission Discussion: No Discussion**

**Motion:** Motion by Duncan to approve the request, seconded by Gilmore. The motion passed unanimously.

**Item #5 (PUBLIC HEARING) Alex Pulliam:** Requests Comprehensive Plan amendment for the 3.85-acre property referenced as 0 Hardaway Drive- Davidson County Tax Map/Parcel# 03401000400 to change the plan designation from Residential Conservation High Density to Commercial Development.

**Public Hearing Opened:**

**Jesse Walker – 105 Dorr Drive**

Walker states he shares the concerns about this project that will be adjacent to the Cobblestone neighborhood. Walker states there are concerns about light pollution, and sound pollution that they cannot control. Walker states putting a parking lot in the secluded area welcomes potential crime, so he is very concerned about that. Walker asked that they deny the project.

**Amanda Howa – 280 Cobblestone**

Howa stated that she agrees with everything the neighbors have said about the parking lot in the neighborhood. Howa stated currently the neighborhood is surrounded by trees and woods and acting as a noise barrier between them and I-65. Howa stated she has concerns for privacy if the proposed road is built. She worries about privacy and safety of the community, so she strongly opposes this parking lot being built.

**Melissa Proctor – 170 Cobblestone**

Proctor stated this breathes crime because car break in and car theft is basically the only crime they have in the area. Proctor stated a vehicle storage lot would be an eye sore and would bring the value of the homes down. She has concerns about privacy and safety because there are a lot of women and children that live in the neighborhood, and they do not want criminals breaking into cars. She opposes this project.

**Amanda Evans – 169 Cobblestone**

Evans stated she has concerns about privacy and losing the noise buffer between the homes and interstate. Evans stated the parking lot would be an eye sore, devalue their property and affect the quality of life for all of those that live in Cobblestone and other neighborhoods. She opposes the project.

**Dallas Reddy – 3723 Long Hollow Pike**

Reddy stated he is not opposed to the idea of developments in areas that have been developed. Reddy stated he did not see light pollution or noise pollution being an issue in this area. Reddy stated he is a farmer and has lived in Goodlettsville all his life and if development is to be in Goodlettsville it should be in the areas that are committed to development. Reddy stated he is not opposed to development in

Goodlettsville but is opposed to development of agriculture lands and maintaining the balance of wildlife and community.

Trew asked for any additional comments and no additional comments were received.

Gilmore made a motion to close the public hearing, seconded by Parnell. The motion passed unanimously.

### **Public Hearing Closed.**

**Item #6 Alex Pulliam:** Requests recommendation to the Goodlettsville City Commission to rezone the 3.85-acre property referenced as O Hardaway Drive from R-25, Low Density Residential to CPUD, Commercial Planned Unit Development and preliminary master plan for an exterior vehicle storage use. The property is referenced as Davidson County Tax Map/Parcel# 03401000400. Property Owner: Greater Faith Missionary Baptist Church (14-24).

### **Item Representative: Edward Pulliam**

#### **Staff Discussion:**

- Staff explained Item #5 and Item #6 are connected requests.
- Item#5 contains an advertised public hearing that the Planning Commission can receive comments with the agenda item.
- Any motion on either item will need to be consistent or the request amended.
- Staff received a request to develop the property for an exterior vehicle parking area.
- The property is currently zoned R-25, Low Density Residential.
- The exterior vehicle parking area is not proposed to be an accessory use of a residential use on the property therefore the request would require Land Use Plan amendment and rezoning to commercial. -
- The City's Board of Zoning and Sign Appeals in February 2021 approved a conditional use for a small-scale religious facility, but the facility was never constructed.
- The property is limited by a TVA, Tennessee Valley Authority easement and access easement for the billboards and cell tower along I-65.
- The property has limited residential development potential due to the easements on the property and location.
- The property is accessed by a non improved section of Hardaway Drive right of way.
- Staff has discussed numerous proposals on the property and the key for the property development is a use with limited traffic due to the property access and location that would not create any issues with the adjacent Cobblestone townhouse community.
- The request is for a CPUD, Commercial Planned Unit Development preliminary master plan to define the commercial use on the property limited to an exterior outdoor vehicle parking area on the property.
- If the rezoning and preliminary master plan is approved, a paved or concrete drive would be required from Alta Loma Road to the property.
- The proposal would include storm water facilities, fencing, and screening.
- Motion Option-Approve the Comprehensive Land Use Plan amendment based on Planning Commission discussion during the meeting.
- Motion Option-Deny the Comprehensive Land Use Plan amendment based on Planning Commission discussion during the meeting.
- Motion Option-Defer the Comprehensive Land Use Plan amendment request to include any additional information as determined by the Planning Commission.
- Motion Option-Recommend to the Goodlettsville City Commission approval of the CPUD, Commercial

Planned Unit Development rezoning and preliminary master plan for exterior vehicle parking area.  
(Staff Recommendation)

- Motion Option-Recommend to the Goodlettsville City Commission denial of the CPUD, Commercial Planned Unit Development rezoning and preliminary master plan for exterior vehicle parking area and maintain the R-25, Low Density Residential zoning.
- Motion Option-Defer the rezoning and preliminary master plan request to include any additional information as determined by Planning Commission

**Planning Commission Discussion:**

- Pulliam stated the proposal is to develop the land as an exterior vehicle storage use property.
- Pulliam stated will not be storage units but a gravel lot.
- Pulliam stated they agree to access Alta Loma Road front entrance will be paved.
- Pulliam stated the plan is to fence the area with a nine (9') foot fence but it will be twenty (20') feet away from the TVA powerline easement.
- Pulliam stated they want to maintain the border of trees and shrubs around the property.
- Pulliam stated there are no plans for entrance or exit access to Cobblestone Place Drive.
- Gilmore discussed the property going before the BZA Board in 2021 and issues with easements.
- Gilmore asked Pulliam how long vehicles will be parked on the property.
- Pulliam responded it will be for long term storage one (1) month to a year.
- Duncan discussed concerns with changing the comprehensive plan in a residential area with multiple zoning and putting commercial in the middle of residential.
- Parnell asked what type of vehicles will be stored?
- Pulliam responded small RV's, boats on trailers, trailers and a place for people to park vehicles that cannot be parked in neighborhoods. It will be an outdoor storage facility.
- Parnell discussed the limited visibility of the area around the driveway right-of-way.
- Parnell stated he is not opposed to this use but has concerns about exiting the property safely with the limited visibility in the area.

**Motion:** Motion by Wheeler to deny Item #5 and Item #6 to change the Comprehensive Land Use Plan and the rezone from R-25, Low Density Residential to CPUD, Commercial Planned Unit Development, seconded by Duncan. The motion passed with six (6) yes votes and one (1) Parnell no vote.

**Item #7 Keel Development, Property Owner Representative:** Request recommendation to the Goodlettsville City Commission to approve the Plan of Services for the proposed annexation of 45.02 acres at 4408 Long Hollow Pike. The properties are referenced as Sumner County Tax Map 140 Parcels 124 and 124.01. Property Owner: William B Ralph JR Trustee.

**Item #8 Keel Development, Property Owner Representative:** Requests recommendation to the Goodlettsville City Commission to rezone the 45.02-acre properties at 4408 Long Hollow Pike from Sumner County RR, Rural Residential to MDPUD, Medium Density Residential Planned Unit and preliminary master plan approval for 112 - one family detached dwelling unit lots. The properties are referenced as Sumner County Tax Map 140 Parcels 124 and 124.01. Property Owner: William B Ralph JR Trustee (15-24).

**Item Representative: David Abbey, Development Management Group, LLC**

**Staff Discussion:**

- Staff explained Item #7 and Item #8 are connected requests.
- The City cannot annex property without also designating a city zoning district on the requested annexed property.

- The applicant has requested to defer the request to provide a more detailed preliminary master plan for review.
- The proposal is a requested annexation.
- The properties are located within the City of Goodlettsville Sumner County Urban Growth Boundary and is contiguous to the City limits.
- The City will also be reviewing an extension of the City limits 1,770 feet along the Long Hollow Pike right of way to include the property frontage.
- The plan of service process is required by State law to define the extension of City services to the property and the proposed timing.
- If the annexation request is approved, City services for the existing residence on the property including police and fire, trash, planning and code services, park and recreation resident services and rates would be effective at the approval date of annexation.
- Since the proposed annexation is for a proposed development, the developer with an approved project is required to extend utility services (water, sewer, electric) and complete required Long Hollow Pike improvements required per project traffic study and Goodlettsville Planning Commission and TDOT requirements.
- Staff presented the General Goals and Policies for Residential Development from the Comprehensive Land Use Plan.
- The annexation process also requires a property rezoning to designate the property a Goodlettsville zoning district.
- The City's Comprehensive Land Use Plan designates the area as Residential Development Low Density.
- The proposal is for 2.50 units per acre which would fall under the Low-Density designation of the Comprehensive Land Use Plan.
- The plan defines low medium density at three (3) to four (4) units per acre.
- The Comprehensive Plan also defines reviewing project design including lot sizes based on adjacent lot areas.
- The area along Long Hollow Pike includes larger lots and typical development lots as seen with the Initial phase of Copper Creek and Wyndridge Subdivisions ranging from 75 to 90 feet in width and 15,000 to 18,500 sq. ft in lot area.
- The developer has requested to defer the request to provide a more detailed preliminary master plan for review.
- Staff comments remaining include water and sewer commitment letters, general area of storm water quality and quantity detention facilities, lot parking and house design proposals.
- Staff requests the Planning Commission to review the connection to the Maple Ridge Lane North public right of way in the Wyndridge Subdivision.
- Staff has requested an emergency gated connection in case of accidents or emergency on Long Hollow Pike in the area.
- The emergency connection would permit traffic through both subdivisions in case of an accident or an emergency at an intersection.
- Staff and the project engineer reviewed the proposal with TDOT, Tennessee Department of Transportation representatives regarding anticipated Long Hollow Pike turn lane improvements with the development entrance.
- Item # 7 Motion Options:**
- Motion Option-Defer the annexation and plan of services recommendation request per the applicant's request to defer the rezoning and preliminary master plan to provide a more detailed preliminary master plan. (Staff Recommendation)
- Motion Option-Recommend to the Goodlettsville City Commission denial of the annexation and plan of services request based on the Planning Commission's determination during the meeting discussion that the proposed density will not be recommended regardless of the revisions to the preliminary master plan.

**-Item #8 Motion Options:**

- Motion Option-Per applicant's request, defer the rezoning and preliminary master plan request to provide a more detailed preliminary master plan and include any additional information as determined by the Planning Commission. (Staff Recommendation)
- Motion Option-Recommend to the Goodlettsville City Commission denial of the Medium Density Residential Planned Unit Development rezoning and preliminary master plan for 112-one family detached dwelling unit lots due to the Planning Commission's determination that the proposed density would not be permitted regardless of the revisions to the preliminary master plan.

**Planning Commission Discussion:**

- Abbey stated they requested to defer at this time.
- Abbey stated the original submittal was to be a concept plan and they were not ready for all the comments so they need more time.
- Abbey stated they request to defer so they can address issues and listen to the community.
- Trew asked Abbey if he understood the citizens' comments regarding this project.
- Abbey responded yes, they understand a lot of it is density and traffic.
- Duncan commented on the many good citizen comments they received and how good it was to see everybody come out and exercise their right to speak.
- Duncan discussed the comments and the project not being the quality development the board strives for.
- Duncan discussed people having rights to their property to do what they want.
- Duncan stated he echoes some of the comments because he lives in the neighboring subdivision Wynridge and discussed a possible longer deferral period so that he will not be on the board since his term expires in December and impact the vote on the request.
- Duncan discussed a motion to defer until January 2025.

**Motion:** Motion by Duncan to defer the project until January 2025, seconded by McNeal.

- Tinnin commented that he and the City Manager get lots of calls on why they cannot get more restaurants. Tinnin discussed population, roof tops, and head count all are part of how we can get restaurants in the City.
  - Trew discussed Duncan's motion to defer until January 2025.
  - Freeman commented if the developer is okay with the deferral they can defer until January 2025.
- The motion passed unanimously.

**Item #9 Duncan Rowe, 214 Hasty Drive:** Requests a Subdivision Regulation Variance from section 406.2 Fire Hydrants regarding requirement for the installation or timing of the installation of the required fire hydrant per the Rowe- Mabee Minor Subdivision plat recorded December 16, 2021. ***(Deferred at August 5, 2024 Meeting)***

**Item Representative: Duncan Rowe, 214 Hasty Drive**

**Staff Discussion:**

- The Planning Commission deferred the request at the August meeting since the applicant was not in attendance.
- The Planning Commission discussed a defined timeline for the fire hydrant installation and a possible bond for the fire hydrant installation.
- The Rowe-Mabee Minor subdivision plat separated the 4.02-acre property (Tract #2) at 214 Hasty Drive off of a 24.28-acre property.
- The subdivision plat included a notation that required a fire hydrant to be installed per the applicable

Water Department specifications at the end of Hasty Drive.

- The fire hydrant requirement was based on the Subdivision Regulations section 406.2 since the new platted lot/property was over 500 feet (680' measured per aerial tax assessor parcel data) from the existing fire hydrant near the intersection of Hasty Drive and Tabor Drive.
- The fire hydrant requirement was also due to the property owner's proposal on the adjacent Tract#1 to construct a home near the northeast corner of Tract#1.
- Staff has recently talked to the property owner about the plan and permit process for the home construction on Tract#1.
- The property owner of Tract#2 has requested a Subdivision Regulation variance to not require the fire hydrant due to their house spacing to the existing hydrant.
- The owner has discussed if the hydrant is required then to permit additional time to install the hydrant or connect the fire hydrant requirement with the construction of the home on Tract#1 due to the spacing the proposed house on Tract#1 would be from the existing hydrant at Hasty Drive and Tabor Drive intersection.
- Staff presented Subdivision Regulation Sections: 4-106.2 Fire Hydrants and 1-111 Variances.
- Motion Option-Approve the Subdivision Regulations variance per the Subdivision Regulations variance review criteria as defined by the Planning Commission during the meeting.
- Motion Option-Deny the Subdivision Regulations variance request per the Subdivision Regulations variance review criteria as defined by the Planning Commission during the meeting and for city staff to proceed with the enforcement process for the fire hydrant installation.
- Motion Option-Deny the Subdivision Regulations variance request per the Subdivision Regulations variance review criteria as defined by the Planning Commission during the meeting but define an alternative timeline for the fire hydrant installation. (Staff Recommendation)
- Motion Option-Defer the request to include any additional information as determined by Planning Commission.

**Planning Commission Discussion:**

- Rowe stated that the cost of the fire hydrant was going to be between \$4,000 and \$6,000 thousand dollars and installation with taping into the City could run up to \$14,000 to \$15,000 thousand dollar expense.
- Rowe stated the build for his house went over budget by \$100,000 thousand dollars and he has no more money for any more expenses.
- Rowe discussed his neighbor's property location to the closest hydrant and the Davidson County ISO Fire Department Mapping.
- Trew asked Rowe if he was going to build another house on the property?
- Rowe responded his daughter and son-in-law are going to build on the adjacent property
- Trew asked how they will have access to their house?
- Rowe responded they will have access through the same drive.
- Trew asked if there was an emergency would the bridge hold a fire truck?
- Rowe responded absolutely and the bridge has been approved by the City.
- Tinnin asked McCormick for his suggestion/recommendation.
- McCormick responded his recommendation is about the subdivision regulations and in his opinion there is not a basis for a variance.
- McCormick stated he would recommend denying the variance request but give them additional time to have the hydrant installed.
- Parnell commented there is no reason to grant a variance because of no money.
- Parnell discussed the requirement of the fire hydrant at the time the building permit was issued.
- Duncan discussed the need for the fire hydrant was for their safety.

- Gilmore commented on the location of Rowe's house and when his son-in-law builds behind him a fire truck will not be able to reach the house behind before it burns down.
- Gilmore commented it is a safety issue and there is a need for the hydrant.
- Rowe asked if they could delay the requirement for the hydrant until his son-in-law builds and can share in the cost of the hydrant?
- Parnell asked Freeman if the City will have a liability if they give additional time for this fire hydrant to be installed?
- Freeman responded they can defer the request and give additional time to get it installed.
- Freeman discussed criteria for granting a variance and a personal hardship is not part of the criteria.
- Freeman discussed a deferral with a bond or a letter of credit for installation.
- McCormick discussed the recommendation of additional time and a bond and the enforcement process if the fire hydrant is not installed.
- Ellis asked Rowe if he was aware he had to install a fire hydrant when he built his house?
- Rowe responded yes at some point.
- Ellis asked Rowe how much time he needed before he had enough money to install the hydrant?
- Rowe responded as much time as they are willing to give him.
- Ellis asked Rowe if he talked with the bank about getting a line of credit or a bond for the City.
- Rowe responded he did not know he needed a line of credit of credit or a bond.

**Motion:** Motion by Parnell to approve the request for an alternative timeline of six (6) months to install the fire hydrant, seconded by Duncan. The motion passed unanimously.

**Item #10 Rose Hill Park/ Nashville Civil LLC:** Requests preliminary plat and construction plan approval for three (3) residential lots and roadway cul-de-sac construction on 2.87 acres at the end of Rosehill Drive. Property referenced as Davidson County Tax Map/Parcel# 02508004600 and is zoned R-10, Medium Density Residential. Property Owners: Marvin Hitt, Linda Cutrell, and Patricia Campbell. (6-24)

**Item Representative: No Representative**

**Staff Discussion:**

- Defer the request for the applicant to provide revised plans that meet the plan review comments and the City's Subdivision Regulation and Zoning Ordinance requirements.

**Planning Commission Discussion: No Discussion**

**Motion:** Motion by Duncan to defer the request for one (1) month, seconded by Wheeler. The motion passed unanimously.

**With no further business, the meeting was adjourned at 7:11 pm.**

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Scott Trew, Chairman

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Sharon Reed, Planning Assistant