

## **Brookland Planning Commission Meeting February 4, 2020**

The meeting was called to order at 7:00 pm by Chairman Steve Phillips. Commissioners present: Ralph (Sonny) Crain, Samantha Sparks, Gary Hill, Jerry Blair, Chairman Steve Phillips and City Clerk Billy Dacus. Commissioners absent: Tara Reed.

Jerry Blair made a motion to approve the December 3, 2019 Brookland Planning Commission minutes as written. The motion was seconded by Sonny Crain. Chairman Phillips stated motion and second and then opened the motion for discussion. Being no discussion, Chairman Phillips called for a vote. It was announced the motion to approve December 3, 2019 Brookland Planning Commission minutes passed 4 yays to 0 nays.

### **New Business**

#### **Appoint a Chair & Co-Chair for the commission for 2020:**

Chair Phillips called for nominations for 2020 Chairperson. Jerry Blair made a motion for Steve Phillips to continue as Chairperson of the Brookland Planning Commission in 2020. The motion was seconded by Samantha Sparks. Chair Phillips stated motion and second and then opened the floor for any further discussion. Being none, Chair Phillips called for a vote. It was announced motion to appoint Steve Phillips as Chairperson for the Brookland Planning Commission for 2020 had passed, 4 Yays to 0 Nays.

Chair Phillips called for nominations for Co-Chairperson. Sonny Crain made a motion for Jerry Blair to continue as Co-Chairman of the Brookland Planning Commission in 2020. The motion was seconded by Gary Hill. Chair Phillips stated motion and second and then opened the floor for any further discussion. Being none, Chair Phillips called for a vote. It was announced motion to appoint Jerry Blair as Co-Chairman for the Brookland Planning Commission for 2020 had passed 3 Yays to 0 Nays.

Chair Phillips asked the commission if an item could be added to the agenda. Jerry Blair made a motion to add First Community Bank to the agenda. The motion was seconded by Sonny Crain. Chair Phillips stated motion and second and then opened the floor for any further discussion. Being none, Chair Phillips called for a vote. It was announced the motion to add First Community Bank to the agenda had passed, 4 Yays to 0 Nays.

#### **Stephen Southard – Matthews property:**

Jason MacDonald of Fisher Arnold presented early plans for a development @ 404 W. Matthews St. to the commission. The plans showed single and multi-family homes and will rest on 4.41 acres with a 0.90-acre park being included. There were some questions about the zoning with the possibility of PUD zoning. This was a very early drawing of the plans with more details coming later.

#### **McAlister Engineering – Weather's property preliminary subdivision:**

Jason Hurd of McAlister Engineering presented a layout of a subdivision located off Holman to the commission. Mr. Hurd noted it was a very general, early drawing of the 35 plus acres that will be developed in three phases. He was asking the commission for their feedback on the project. After looking over the plans, the commission said the layout looked good and would need to see the more detailed version of the subdivision later.

**Planning Commission and Civil Engineering – Discuss procedure to handle “Comment Letter” issues from the city engineers (Civil Engineering) back to the contractor:**

Brookland City Inspector Shawn Dacus, Mayor Kenneth Jones, and John Selig from Civil Engineering addressed the commission about the process of comment letters. In the past there has been some problems with the gathered information not going thru the proper channels for discussion. After debating the topic, it was decided that request from the developer would need to come thru the city first to be screened then sent to the city engineers by the city if necessary.

**First Community Bank – Site Plan review:**

Brad Peterson of Crafton Tull Engineering presented the commission with the early layout plans for the First Community Bank that will be located at the corner of West School Street and Highway 49N. Mr. Peterson was looking for feedback from the commission with a more thorough plan coming later.

Chairman Phillips asked if there was anything else from the commission. There was none.

Chairman Phillips asked if there was anything from the floor. Mayor Jones said the General Store was going up nicely on Highway 49N south of the city.

Sonny Crain made a motion to adjourn. It was seconded by Gary Hill. Chairman Phillips called for a vote. Chairman Phillips announced motion to adjourn passed 4 yays to 0 nays.

Meeting adjourned at 7:33 PM by Chairman Phillips.