

CENTRAL PLANNING COMMISSION

REGULAR MEETING

February 18th, 2025, 6:30 PM

**Meeting Minutes**

**DRAFT**

Justin Rakey (Chairperson) PRESENT

David Vaughn (Vice Chairperson) PRESENT Lauren Queen (member) ABSENT

Daniel Bare (member) PRESENT Cindy Burke (member) PRESENT

Derek Horeath (member) PRESENT Paige Bowers (Council Representative) ABSENT

Lynne Chapman (Council Representative) ABSENT Jennifer Vissage (staff) PRESENT

Chairperson Rakey opened the meeting at 6:30 PM and stated that a quorum was established.

**Meeting Minutes**

Chairperson Rakey asked all members to review the meeting minutes from January 23rd, 2025. Mr.

Vaughn made a motion to approve the minutes, and Mr. Horeath seconded the motion. The board

Voted 4-0 to approve the minutes with Mrs. Burke abstaining because she was absent.

**New Business**

* 1. **Public engagement**

Chairperson Rakey asked Mrs. Burker to discuss public engagement. Mrs. Burker feels that there is a breakdown between the public and board members. The public is spreading a lot of misinformation about the board and its responsibilities. She feels that the board does not have the time during meetings to discuss and educate the public. She suggested a Q & A session with questions being submitted prior to the meeting. She also discussed that other towns have citizen classes/camps where they get to learn about the different departments of the city and what their duties are. If one person participates, that means 20 people will learn about it because they will tell their friends and neighbors.

Chairperson Rakey stated that citizens deserve an answer. He shared that when the Lawton Road development came up for review, there were a few informal sessions where the public could ask questions. The Lawton Road project caused the board to build walls because of the issues that the public saw. He felt it was time for the board to dial back some with public engagement.

Mr. Horeath stated that using Facebook/social media could help where a Q & A is out up to answer questions.

Mr. Bare states that another way is to have a booth at local events and a FAQ on the website concerning planning commission.

Council Member Peake was in attendance and suggested that the Planning Commission come to the community meetings and answer any questions that might arise.

**Old Business**

**Capital Improvement Plan Discussion**

Chairperson Rakey reminded the board about the capital improvement plan that needs to be in place for impact fees and part of the comprehensive plan. His plan is to get with staff after the meeting to get a list and create a plan for the council to review.

Chairperson Rakey’s list includes:

* Main Street/Pepper Street Intersection
* Underpass improvements
* Connect the north and south areas of the town.
* Increase recreational opportunities.
* Exterior Recreational Complex
* Downtown Streetscape

Mr. Bare’s list includes:

* 18-mile bridge improvements
* 18 mile/88 intersection improvements
* 18 mile/123 intersection improvements
* Improvements of delricit houses

Vice Chairperson Vaughn’s List includes:

* Bike paths plan (regional)
* Alternate transportation plan (regional)
* Simulation tool to show future developments.

**Accessory Dwelling Unit Discussion**

Chairperson Rakey started the discussion about Accessory Dwelling Units by going over his summary that he provided the board with Vice Chairperson Vaughn’s suggestions. The summary included the following:

1. Only allowing ADUs in R20, Main Street District, or Agriculture. Other zones have small lot sizes and the ADUs could take up too much space.
2. No more than one per property
3. A maximum conditioned space of the unit shall be determined backed on the size of the primary dwelling.
4. Shall meet accessory setback requirements.
5. An off-street parking space must be provided.
6. The owner shall reside on the parcel and maintain their legal residence either in the primary residence or the ADU.
7. The maximum height of the Adu shall not exceed that of the principal residence.
8. The units can be used as rental units because rentals are allowed in town, and it does help with affordability.

**Other Business**

Chairperson Rakey would like to see Tree Ordinance and Goals of 2025 on the next meeting’s agenda.

**Wrap-up items:**

* 1. Next Meeting –Tuesday, March 18th, 2025, 6:30 PM and Mrs. Vissage stated that she will not be in attendance and Mrs. Queen will not be either.

**Adjourn**

Chairperson Rakey adjourned the meeting at 7:35 PM.