**City of Millersville Planning Commission**

**Meeting Minutes**

**Tuesday, October 11th, 2022 at 5:00 P.M.**

**at Millersville City Hall**

The Millersville Planning Commission held a meeting at Millersville City Hall on Tuesday October 11, 2022with the following commission members present: Lincoln Atwood Chairman; Deborah Chadwick, Vice Chairman; Larry Petty; Secretary, Members: David Gregory, Winston Templet, Deborah Wade. Planner Charlie Pieri. Absent: Member; Kim Fry-Johnson.

1. Call to Order.

Chairman Atwood called the meeting to order at 5:00pm.

1. Pledge to the Flag.

 Chairman Atwood opted to recite the Pledge to the Flag.

3. Roll Call.

 Secretary Larry Petty called the roll of the Planning Commission. A quorum was present.

4. Approval of the Minutes from the previous planning commission meetings.

a. Approval of the meeting minutes for the September 13 planning commission. **Chairman Atwood called for a motion to approve the minutes. Vice chair Chadwick made the motion, seconded by member Gregory. (vote 5 yea – 0 nay) motion carries.**

b. Approval of the meeting minutes for the September 20 special call planning commission. **Chairman Atwood called for a motion to approve the minutes. Secretary Petty made the motion, seconded by member Chadwick. (vote 5 yea – 0 nay) motion carries.**

5. Public Comments – Limited to 3 minutes per person.

 a. Public Comments for the rezone of 1785 Louisville Highway. (there were none)

 b. Public Comments for the plat approval for phase 1 of the Bethel Ridge subdivision. (there were none)

6.1485 Louisville Highway

 a. Rezone from split zoning ER (estate residential) and HC (heavy commercial) to all HC (heavy commercial).

Chairman Atwood asked Charlie Pieri for a preview of the project. Charlie Pieri said the applicant would like to rezone his property to be completely HC (heavy commercial) for the purpose of selling it to a commercial developer, in which city staff recommended the approval of the rezone. John Fondt, the representative of the property owner said the owner wanted to rezone so they could build an office building on the property. Member Gregory said he wasn’t sure if offices would be permitted in a HC zoning district. Charlie Pieri said offices are not a permitted use for the HC district and listed other potential uses for the property. Member Templet and Chairman Atwood had concerns about some of the uses for HC being placed there due to its proximity to residential neighborhoods. Charlie Pieri then changed staff recommendation to table the applicant for further discussion. **Chairman Atwood called for a motion to table the rezone of 1785 Louisville Highway. Member Gregory made the motion, seconded by member Templet. (vote 5 yea – 0 nay) motion carries.**

7. Phase #1 for the Bethel Ridge Subdivision

 b. Plat Approval.

Chairman Atwood asked Charlie Pieri for a preview of the project. Charlie Pieri said the applicant is seeking a plat approval for their development phase #1. He made a note that there were 2 types of sewer on the plat, a gravity sewer and individual grinder pumps. Charlie Pieri stated that as of Monday the plans were corrected to display only individual grinder pumps. Charlie Pieri said staff recommendation was to approve the plat as it was consistent with the original project, and had previously passed the planning commission for pre-plat and site-plan approval. George Welch from Ragan Smith Builders clarified the difference between the two. **Chairman Atwood called for a motion to approve the phase one plat for the Bethel Ridge Subdivision. Member Gregory made the motion, seconded by Member Wade. (vote 5 yea – 0 nay) motion carries.**

8. Commissioners Comments (there were none).

9. Planners Comments

Charlie Pieri presented commission checklists that will have each item required for a complete application. They will go live on Friday and will be used to make the review process easier and to avoid any technicalities at the meetings.

10. Adjournment

**Chairman Atwood called for a motion to adjourn. Member Gregory made the motion, seconded by secretary Petty. (vote 5 yeah – 0 nay) motion carries.**

**Adjourned 5:26pm**

Respectfully submitted,

Charlie Pieri

City Planner