Members Present:
    Kyle LaPointe, Chairman
    Michael Wilson, Place 2
    Jackson Durham, Place 3
    Ricky Head, Place 5
Absent
    Erick Sabin, Place 1

Staff
    Kay Duffy, Development Manager
    Candice Edmondson, Assistant City Manager

1. CALL TO ORDER
Chairman LaPointe called the meeting to order at 5:30 p.m.

2. APPROVAL OF THE SEPTEMBER 25, 2018 MEETING MINUTES
Michael Wilson motioned to approve the minutes with a minor change suggested by Mr. LaPointe. Ricky Head offered a second and all approved.

3. PUBLIC HEARING AND CONSIDERATION OF A REQUEST FOR AN ORDINANCE CREATING A PLANNED DEVELOPMENT (PD) ZONING DISTRICT ON 4.96 ACRES LOCATED AT 7145 BAKER AND 7151 BAKER BOULEVARD, CURRENTLY ZONED LIGHT COMMERCIAL.

John Pitstick of Our Country Homes made a PowerPoint presentation about a 5 acre development called Richland Commons. John Gibson, the property owner was also introduced. The public hearing for the rezoning was opened at 5:50. The first speaker was Teddy Stiles of 3437 Poppelwell who is concerned about traffic on Poppelwell. Karen Jones of Bridges Ave says that this development might be beautiful somewhere else but not at this location. Amy Ward of 7146 Bridges is concerned that her pool will be visible from these townhomes. Maria and Leonard Langston of 3515 Poppelwell are concerned about traffic and noise at night. May Witt of 7200 Hovenkamp doesn’t feel townhomes will fit in this neighborhood. Phyllis Denton of 7230 Bridges is concerned about making left turns from the development onto Baker Boulevard. Frank Hopp of 7160 Bridges is worried that no privacy fence will be tall enough to be satisfactory and is concerned about who will have the money to buy these properties. Finally Kay Waisanen at 7200 Bridges, is also worried about traffic and concerned that Binion Elementary is already overcrowded. In addition to the speakers, commissioners also received an email from Martha Strain of 3663 Poppelwell detailing her concerns about the density of the development. The public hearing was closed at 6:30 pm. Mr. Durham abstained from the discussion and vote as his family has property abutting the proposed
development. The remaining commissioners debated the issues discussed by the citizens and many of the development particulars presented by Our Country Homes. Ricky Head motioned to approve the zoning change, with the provision that stucco is excluded as an allowed material and add façade garage doors if they are in the sight line of Baker Boulevard. Michael Wilson seconded the motion and all approved.

4. DISCUSSION ITEM – PARKING MINIMUMS IN ZONING USE CHART
Michael Wilson motioned to table this discussion item until the next meeting as the meeting had already run long. Ricky Head seconded and all approved.

5. EXECUTIVE SESSION
No executive session was required at this meeting.

6. SET THE DATE AND TIME OF THE NEXT MEETING AND ADJOURN
The next meeting of this commission was scheduled for November 27. Mr. LaPointe adjourned the meeting at 7:13 pm.

ATTEST

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Kay Duffy, Development Manager   Kyle LaPointe, Chairman

APPROVED