The Advisory Plan Commission convened at 6:00 p.m.

Mr. Harling confirmed quorum and called the regular meeting to order.

A roll call was taken and those members present were: Warren Harling, Brad DeReamer, Rick Fain, Rich Block, Howard Stevenson, Pete Peterson, Bill Stuart, Bruce Molter.

Absent were: Kim Logan, Steve Richards, Anne Kelly

Others present were: Rodney Retzner, Tony Bagato, Megan Schaefer, Jessie Boshell, Kay Prange, Jocelyn Vare, Molly Isenbarger, Darryl and Sherry Taulbee, Doug Allman, Ken Shepherd, Brian Hill, Larry Benson.

Mr. Harling asked for a Motion for the August 7, 2019 minutes. Mr. Stevenson made a Motion to approve, seconded by Mr. Fain. The minutes were approved, 8-0.

Public Hearings:

a. Case # RZ-19-10 – Fishers Church of Christ

Consideration of a rezone from PUD-R (126th Street Special Standards District) to R2 Residential at 10064 E 126th St for Fishers Church of Christ expansion.

Megan Schaefer, Planner III, presented the rezone from PUD to R2. Annexation will be approved in 2020. One single family home exists on the property which the church owns. Comments from neighbors concern screening on the north property line. A 30-ft. screening buffer is required. Staff recommends approval.

The Petitioner, Larry Benson, spoke and explained the need for additional space for classrooms and parking.

Mr. Harling opened the meeting to Public comment.
Darryl Taulbee (10057 Perlita)- asked if there was an animal study, and about flooding.
Molly Isenberger (10067 Perlita)- asked about the retaining pond and flooding.
Tony Bagato explained that there were no provisions for wildlife studies and that construction permits will cover the construction of the ponds.
Mr. Harling closed the Public Comment portion of the meeting.

Mr. Harling opened the meeting to Committee Discussion.
Mr. DeReamer asked about annexation. The properties will be annexed in the new year.

Mr. Harling asked for a Motion for RZ-19-10. Mr. Peterson made a Motion to send a favorable recommendation to City Council which was seconded by Mr. Block. The Motion was approved, 8-0.
b. **Case# RZ-19-11- Cyntheanne Meadows**

Consideration of a rezone of 16265 and 16283 E 126th Street from R-2 to PUD-R to create the Cyntheanne Meadows PUD. Site is approximately 13.12 acres.

Jessie Boshell, Planner II, presented the Rezone from R2 to PUD-R to create the Cyntheanne Meadows PUD. The PUD was approved in July. There are 14 lots – the annexation request will go to City Council on Sept. 16. Comments from the Public have been received concerning a stub street, additional traffic, the tree line. He noted that a 15-foot tree preservation area will be extended. Staff recommends approval.

Mike Terry, Petitioner, explained that Ken Shepherd, the builder/developer, will live there. A rain garden will be installed.

Mr. Harling opened the Public Comment portion of the meeting.

Doug Allman (16124 E. 126th St)- Mr. Allman spoke about Mr. Shepherd, and about trees, the retention pond, drainage and digging basements. The grass near the path by Piper Glen needs to be mowed.

Brent Morgan (16280 E. 126th St)- There is a tree on 126th St. that needs to come out so the road can be widened. He is not opposed to the proposal.

Tony Bagato, Director of Planning and Zoning replied that the road may need decelerate and accelerate lanes. This is a good fit for the area, meets and exceeds requirements.

Mr. Harling closed the Public Comment portion of the meeting and opened it to Committee Discussion.

Mr. Harling asked for an explanation of a rain garden. A rain garden is certain species of plants that will store runoff. Mr. DeReamer asked about the retention pond- is this a safe feature right next to the park? Is the preservation area on the lots? The Mayor is “on notice” that Del Webb wants a path to the park. It was discussed that the front setback could be reduced to 20 feet in the front from 25 feet and add 5 feet to the rear.

Mr. Peterson asked if the current house is being annexed. It was also discussed to take pictures of the tree preservation area.

Mr. Harling asked for a Motion for RZ-19-11. Mr. Peterson made a Motion to send a favorable recommendation to City Council with the commitment to tree preservation. The Motion was approved, 8-0.

As there was no more New Business, the meeting was adjourned at 6:35.

Respectfully Submitted by:

Kay Prange, Recording Secretary