

**MEDINA MUNICIPAL/REGIONAL  
PLANNING COMMISSION MEETING  
MINUTES  
MONDAY, OCTOBER 9, 2023  
5:30 PM**

**I. PUBLIC HEARING FOR SUBDIVISION REGULATIONS AMENDMENT TO SPECIFY THAT ASPHALT WEARING SURFACES FOR NEW STREETS BE COMPLETELY INSTALLED PRIOR TO 95% OF THE PROPOSED HOUSES BEING COMPLETED FOR THEIR SUBDIVISION (OR PHASE)**

Kevin Clark asked the Commission for clarification on the reason for this amendment. He felt small subdivision phases as he does would be handicapped due to the minimal number of houses constructed. After much discussion, Donny Bunton was asked to insert a discretionary clause on behalf of the planning commission to be able to adjust as needed for weather conditions or circumstances beyond contractor's control.

**II. DETERMINATION OF QUORUM AND CALL TO ORDER**

Chairman Jonathan Roland called the meeting to order and determined a quorum. Present were Jonathan Roland, Chad Nunnery, Sam Gilley, Grayson Chandler, and Vance Coleman. Sam White absent.

**III. REVIEW AND APPROVAL OF MINUTES**

Chad Nunnery made the motion to approve minutes of September 11, 2023 meeting. Vance Coleman seconded the motion. Motion passed 5-0.

**IV. CITIZENS COMMENTS**

None

**V. NEW BUSINESS**

**A. Maintenance Bond Release – Summerfield Subdivision – Phase 5, Section 1**

TLM Jake Winters stated there were no deficiencies and recommended approval. Vance Coleman made motion to approve maintenance bond release for Summerfield- Phase 5 Sect 1. Chad Nunnery seconded the motion. Motion passed 5-0.

**B. Maintenance Bond Release – Stonecreek Subdivision – Phase 6**

TLM Jake Winters stated there was one issue on the Catch Basin installation and he talked with Kevin Clark and Kevin agreed to sign a one-year warranty commitment for the Catch Basin. Vance Coleman made motion to release maintenance bond Stonecreek- Phase 6 with the provision of receiving 1-year warranty letter from Kevin Clark. Grayson Chandler seconded the motion. Motion passed 5-0.

**C. Maintenance Bond Release – Southern Hills Subdivision – Phase 3, Section 1**

TLM Jake Winters stated there were no deficiencies and recommended approval. Chad Nunnery made motion to approve maintenance bond

release for Southern Hills-Phase 3 Sect 1. Jonathan Roland seconded the motion. Motion passed 5-0.

**D. Official Action – Subdivision Regulations Amendment to specify that asphalt wearing surfaces for new streets be completely installed prior to 95% of the proposed houses being completed for their subdivision (or phase)**

After much discussion, the commission decided a disclaimer clause needs to be included for the discretion of the commission to review a completion date due to paving restrictions in the winter. Vance Coleman made a motion to table the action until the disclaimer is included for review. Chad Nunnery seconded the motion. Motion passed 5-0.

**E. Discussion on proposed revisions to the Landscape Ordinance**

After much discussion on the revisions, Donny Bunton stated he would revise to the landscape zone only. He will bring the revisions back to the commission at the November meeting.

**VI. OLD BUSINESS**

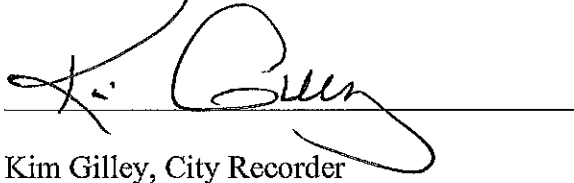
None

**VII. OTHER BUSINESS**

None

**VII. ADJOURNMENT**

Meeting adjourned.



Kim Gilley, City Recorder