**MEDINA MUNICIPAL/REGIONAL**

**PLANNING COMMISSION MEETING**

**MONDAY, MAY 13, 2024**

**5:00 PM**

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

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

1. **REVIEW AND APPROVAL OF MINUTES**

A quorum of members that attended the April meeting were determined to be present and those meeting minutes were approved by a unanimous vote.

1. **CITIZENS COMMENTS**

None

1. **NEW BUSINESS**
2. **Final Plat – Graves Crossing North, Phase 2, Section 2 –**  A final plat was submitted for Graves Crossing North, Phase 2, Section 2 that would create twelve lots on 6.69 acres, and portions of two proposed streets (Sungate Drive and Silver Leaf Drive). The property is zoned R-1A. The staff planner recommended approval, so long as an appropriate performance bond is posted. The city engineer recommended approval and set a performance bond in the amount of $124,480.00. A motion was made by Vance Coleman to establish the performance bond and approve the final plat. The motion was seconded by Chad Nunnery and approved by a unanimous vote.
3. **Construction Drawings – Graves Crossing North, Phases 3 & 4 –** Construction drawings were submitted for Graves Crossing North, Phases 3 & 4 that would create 31 lots on 14.775 acres of property that is zoned R-1A. The proposal includes a common area space totaling 29,610.49 square feet in size. The staff planner and city engineer both recommend approval. A motion was made by Jonathan Roland to approve the construction drawings and it was seconded by Grayson Chandler. The motion was then approved by a unanimous vote.
4. **Discussion on potentially revising R-2 provisions** – A request was made by Shane McAlexander, with Highway 152 Partners to discuss the possibilities of revising the provisions of the R-2 zoning district. During the discussion the commissioners noted that on two previous occasions they had passed recommendations on to the City Board to create a new zone that would allow house and lot sizes similar to what he was requesting. Each time those requests were voted down by the City Board. The Planning Commission believes that the city is better served by creating a new zoning district with the desired provisions instead of revising an existing zoning district. The discussion ended with Mr. McAlexander withdrawing his request and no further action requested.
5. **Discussion on proposed “Medina Land Use & Development Plan” –** This discussion was tabled until the next meeting.
6. **OLD BUSINESS**
7. **None**

1. **OTHER BUSINESS**
2. **Discussion on potentially changing meeting date and time -** The staff planner, city engineer and commissioners discussed changing the Planning Commission meeting date and time to the first Monday of the month at 5:00 pm. This would become effective for the July meeting. A motion was made by Jonathan Roland and seconded by Sam Gilley to change the meeting date and time. The motion was approved by a unanimous vote.
3. **ADJOURNMENT**

**Meeting Adjourned**