

**MEDINA MUNICIPAL/REGIONAL
PLANNING COMMISSION MEETING
MONDAY, JANUARY 8, 2024
5:00 PM**

I. 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.

II. REVIEW AND APPROVAL OF MINUTES

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

III. CITIZENS COMMENTS

Multiple citizens addressed the Commission during the Citizens' Comments. All of the citizens were residents of West Wind Subdivision which is located across SR152 from the convenience store noted in the Old Business of these minutes. All of the citizens were opposed to locating a convenience store at this location. They were concerned about what the store being there would do to their property value; they questioned the accuracy of the traffic study that was done by the developer; there were many concerns about the additional traffic and congestion that would be created in an already busy area during morning and evening commutes; they had safety concerns related to an increased potential for traffic accidents and late-night foot traffic in their neighborhood. Commissioner Gilley addressed the citizens and shared their concerns about the potential for additional congestion and traffic problems in this area. Commissioner Roland clarified to the citizens that this Commission doesn't have a say in what type of business goes on a property. Our role is to work with the City Planner, City Engineer, and City Attorney and try to make sure that the local zoning ordinances are followed.

IV. ELECTION OF OFFICERS

A motion was made by Vance Coleman to elect the following:

Chairman – Jonathan Roland
Vice Chairman – Chad Nunnery
Secretary – Sam White

The motion was seconded and approved by a unanimous vote.

V. NEW BUSINESS

- A. **Final Plat – Graves Crossing North – Phase 2, Section 1: Site Plan** – A final plat was submitted by KOKA Development, LLC for the creation of 10 lots in Graves Crossing North Subdivision located on 5.44 acres. Since Phase 2 is being submitted in two sections, the developer agreed to update the master design plan showing the revised phasing. The City Engineer recommended establishing a performance bond in the amount of \$73,065. A motion was made by Vance Coleman to approve the final plat after establishing a performance in the amount of \$73,065. The motion was seconded by Sam Gilley and approved by a unanimous vote.

VI. OLD BUSINESS

- A. **Site Plan – Medina Fuel Center:** A site plan was submitted for the construction of a proposed convenience store at the southwest corner of Highway 152 and Old Medina Street. After some additional comments and discussion that carried over from the Citizens' Comments, a motion was made by Sam White to approve the site plan. The motion was seconded by Jonathan Roland and approved by a vote of 4-0. Sam Gilley and Chad Nunnery abstained.

VII. OTHER BUSINESS

None

VII. ADJOURNMENT

Meeting Adjourned

