

**MEDINA MUNICIPAL/REGIONAL
PLANNING COMMISSION MEETING
MONDAY, NOVEMBER 4, 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 October meeting were determined to be present and those meeting minutes were approved by a unanimous vote of those members.

III. CITIZENS COMMENTS

A. None

IV. NEW BUSINESS

A. Site Plan – Circle K Stores, Inc. – This item was removed from the agenda.

B. Final Plat – Graves Crossing North, Phase 5 – A final plat was submitted by KOKA Development, LLC to create 18 lots on 8.05 acres as an extension of Daybreak Loop. The city planner recommended approval pending the establishment of a performance bond in an amount determined by the city engineer. The city engineer recommended a performance bond in the amount of \$56,134.26 after the developer completes the binder layer of asphalt. A motion was made by Jonathon Roland to approve the Final Plat and establish the performance bond contingent on the developer completing the binder layer in the next 30 days. The motion was seconded by Chad Nunnery and passed by a unanimous vote of the Commission.

C. Preliminary Plat – Graves Crossing North, 1st Addition - A proposal was submitted by KOKA Development to subdivide 238 lots on 109.26 acres from properties located near Blackmon Street (tax map 163, parcels 31 & 34). The proposal would include 13 new streets, two common areas, and would be zoned R-1A. Jonathan Roland made a motion to approve the Preliminary Plat contingent on the resolution of 3 street realignments with the city engineer; having a home owner's association established along with bylaws, and have the streets named when submitting the Final Plat; and showing the phases when submitting the construction drawings. The motion was seconded by Vance Coleman and passed by a unanimous vote of the Commission.

V. OLD BUSINESS

A. None

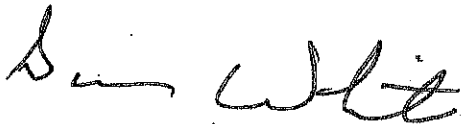
VI. OTHER BUSINESS

A. Mayor Vance Coleman stated how much he had enjoyed working with the commission members (past and present) and thanked them for their service. He stated how much he enjoyed serving on the Medina Planning Commission and being involved in the growth of our city. He thanked Donny Bunton (City Planner) and Jake Winters (City Engineer) for all of their hard work and contributions through the years. Mayor Coleman thanked Kim Gilley (City Recorder) for keeping us organized, correcting all of our mistakes, and all of her contributions to the city. He thanked Michael Hill (City Attorney) for his dedication and all that he does to keep us out of trouble. He also thanked Kevin Clark (KOKA Development, LLC) for his many contributions and fun times during the growth of Medina.

On behalf of the Medina Planning Commission, we thank Mayor Coleman for his many years of hard work, dedication, and service to our community. We wish he and his family a happy retirement.

VII. ADJOURNMENT

Meeting Adjourned

A handwritten signature in cursive script, appearing to read "Dan White".