

**Town of Timnath  
Planning Commission  
Regular Meeting Minutes  
February 13, 2007  
7:00 p.m.**

**1. Call to Order**

Chairman Raymond Wright called the meeting to order at **7:00 P.M.**

**a. Roll Call**

Chairman	Raymond Wright	Y
Commissioner	Carl Elliott	Y
Commissioner	Russ Miller	Y
Commissioner	Dick Weiderspon	Y
Commissioner	Cody Speaker	Y

Also present were Town Planner Tim Katers, Acting Town Clerk Linda Griess, Community Development Director Linda Martin, HNTB Martin Landers, Byron Collins, Sheri Jensen, Mark Tingey, Heather McDowell, Kent Bruxvoort, Shar Shadowen.

Note was made that Alternate Commissioner Tracy Kellums has resigned her position.

**2. Amendments to the Agenda**

There are no amendments to the agenda.

**3. Minutes**

**a. Minutes – Jan 23,2007, Planning Commission Meeting,**

Commissioner Weiderspon made a motion to approve Minutes from the Jan 23, 2007 meeting with two minor updates. Commissioner Miller seconded the motion. Minutes were approved unanimously by voice vote.

**4. Business and Discussion Items:**

**a. 2007 Comp Plan Amendment**

Town Planner Katers introduced Mr. Martin Landers from HNTB. Mr. Landers went over the 2007 Comprehensive Plan process and discussed the drafts of the Information that will be mailed to the property owners in the area.

Commissioner Elliott made a motion to **recommend approval of the Map and information overview/invitation to be sent to property owners prior to the Public Open House on February 24, 2007.** Commissioner Weiderspon seconded the motion. The motion was passed unanimously by voice vote.

**b. Amended Preliminary Plat – Harmony Subdivision**

Planner Katers presented the Harmony Subdivision Amended Preliminary Plat. Staff had asked the Developer of the Harmony Subdivision to revise the Preliminary Plat for the project. The reason for this request was because of the

lot configuration, road layout and number of lots in each phase changed after the construction of the golf course was complete. As the Town Code calls for Final Plat to match the Preliminary Plats on which they are based; the town and the applicants needed to amend the Preliminary Plat from 2004. As this project has already been reviewed once during a Public Hearing, there is no need per Town Code to conduct another Hearing on this item.

There were no increases in the number of allowable lots in this plat, in fact, the number of lots drops from 515 to 512 with the revised alignments. Future phases in Harmony also feature somewhat smaller lots than seen in Filing #1.

Commissioner Speaker made a motion to move to **recommend approval of the Harmony Subdivision Amended Preliminary Plat dated February, 2007 to the Town Council without conditions.** Commissioner Weiderspon seconded the motion. The motion passed unanimously by voice vote.

**c. Final Plat Filing #2 – Harmony Subdivision**

Planner Katers updated the Commissioners on the Second Filing of the Harmony Subdivision plat of 134 lots. These are in addition to the 73 lots in the 1st Filing and would bring the total to 207 lots. This filing concentrates work in the northern and northeastern area of the project generally closer to LCR 40 and County Line Road.

The Applicants have worked extensively during 2006 with staff and referral agencies to revise this plat to meet standards, criteria and regulations that apply. Some of the revisions include:

1. Movement of Highgate Circle further west of the intersection of LCR 40 and County Line
2. Sprinklering of all residences accessed off of Highgate Circle per PFA comments
3. Increase in front yard easements to 14 feet per utility comments
4. Creating 45° street right-of-way intersections
5. Naming additional streets

Commissioner Speaker made a motion to move to **recommend approval of the Final Plat Harmony Subdivision – 2nd Filing to the Town Council with the following conditions:**

1. **Revise certificates to reflect 2007 dates**
2. **Change “Board of Trustees” to “Town Council”**
3. **Revise date of plat in TST title block**

Commissioner Elliott seconded the motion. The motion passed unanimously by voice vote.

**d. PD Overlay Amendment – Harmony Subdivision**

**This item is being pulled at this time.** Staff will work with the Developer before they bring the PD Overlay back to the Commission and Town Council. Developer Byron Collins is OK with not making any decisions on this overlay at this time.

**e. 2006 Comp Plan update**

Community Developer Director Linda Martin updated the Commissioners that on February 7, 2007, the Town Council remanded the 2006 Comprehensive Plan Amendment back to the Planning Commission. This request was made by the Town Council due to new information provided in that public session. At the meeting, Craig Harrison informed the Council of his plans to annex property south of Harmony Road to the Town and requested that area be changed on the Comprehensive Plan map to reflect his intended land uses.

Commissioners were all in agreement that they would like to have this issue tabled until the next Planning Commission meeting, when Mr. Harrison could come to the meeting to present his vision to all of the Commissioners and give his comments on updating the 2006 Comp Plan.

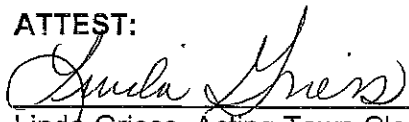
**5. Other Business**

**6. Adjournment**

Commissioner Weiderspon made a motion to adjourn the meeting. Commissioner Elliott seconded the motion. The motion was passed unanimously on voice vote. Chairman Raymond Wright adjourned the meeting at **8:00 P.M.**

  
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Raymond Wright, Chairman

**ATTEST:**

  
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Linda Griess, Acting Town Clerk