1. REGULAR MEETING Call to Order
   a. Roll Call
      Chairperson Philip Goldstein
      Vice Chairperson Scott Taylor
      Commissioner Aaron Pearson
      Commissioner Scott Roys
      Commissioner Dick Weiderspon
      Alternate Kristen Seidel
      Alternate Donald Risden

2. Amendments to the Agenda

3. Administrative
   a. Determination of Alternate voting (if necessary)

4. Consent Agenda
   a. Approval of the November 5, 2013, Planning Commission Meeting Minutes

5. Business and Discussion items
   a. PD Overlay Amendment, Gateway Timnath South
   b. 4950 Goodman Street, Burton Properties Site Plan, Timnath Ranch Sub 4th Filing, Lot 8, Block 1 (ST-2013-006)
   c. 4148 Main Street Site Plan, aka Feed n’ Grain (ST-2013-004)

6. Reports (if available)
   a. Town Manager
   b. Town Planner -- Update on Conditional Outstanding Actions
   c. Town Engineer

7. Adjournment