

**Town of Timnath
Planning Commission
Regular Meeting Minutes
September 9, 2008
7:00 p.m.**

1. Call to Order

Chairman Wright called the meeting to order at **7:02 p.m.**

a. Roll Call		
Chairman	Raymond Wright	Y
Commissioner	Carl Elliott	Y
Commissioner	Dick Weiderspon	N
Commissioner	Cody Speaker	Y
Alt. Commissioner	Susie Saunders	Y arrived @ 7:25

Community Development Coordinator Linda Griess, Community Development Director Linda Martin,

2. Amendments to Agenda

- a. There were no amendments to the agenda

3. Consent Agenda: Minutes

- a. Minutes: August 26 , 2008

Commissioner Speaker made a motion to approve Minutes from the August 26, 2008, meeting. Commissioner Elliott seconded the motion. Minutes were approved unanimously by voice vote.

4. Business & Discussion Items

- a. **Riverbend: Public Hearing Annexation and Zoning of Property**

Chairman Wright **Opens Public Hearing at 7:04 PM**

Staff Presentation – Linda Martin, Community Development Director presented to the Commissioners Craig Harrison’s development **Riverbend**. The project meets the applicable Comprehensive Plan goals by ensuring growth. The development balances the staging and land use with mix of residential, commercial and employment. The project will serve as a high-quality development illustrating a positive “front door” image of the Town. It also promotes a new commercial development assisting in creation of an economically sustainable community.

Zoning for the northernmost parcel known as Parcel 1 is requesting to be zoned C-2, Community Commercial, Parcel 2 is requesting to be zoned MU, Mixed Use. Both of these zoning requests conform to the Comprehensive Plan Map of the Town.

Sketch Plan and all information meets the Sketch Plan Review Criteria.

Developers Presentation: Jim Birdsall gave an overview of the **Riverbend Project**

Public Comments (Please limit to three minutes each)
There were NO public comments

Planning Commissioners Questions and Comments

Commissioner Elliott asked about the 3F Road that feeds into the area, he feels it is a great bicycle road: he is NOT in favor of seeing the road disappear.

Chairman Wright asked questions about the proposed Amphitheater, Developer Harrison agreed that there will be an amphitheater, how large is still not known.

Commissioner Speaker asked how local residents on 3F feel about this Development. Mr. Birdsall updated the Commissioners that they have had an Open House and have addressed numerous concerns that the residents on 3F have and they are more comfortable with this proposal.

A discussion took place on establishing a bike trail on 3F with the Commissioners and the Developer. Mr. Harrison stated that he is not proposing any bike trails on 3F he feels that the residents of this road would not be in favor of a designated trail

Additional Public Comments (Please limit to three minutes each) – no additional comments

Chairman Wright Closes Public Hearing at **7:42 PM**

Staff recommended approval of the Annexation, Zoning and Sketch Plan for the Riverbend Annexation to the Town Council on Sept 17. Motion was made to approve **Resolution 3-Series 2008**, A Resolution of the Timnath Planning Commission Recommending approval of the Riverbend Annexation. Commissioner Elliott made the motion. Commissioner Speaker seconded the motion. The motion passed unanimously by voice vote.

A motion to recommend approval of C-2 zoning for Parcel 1 and MU zoning for Parcel 2 on the Riverbend Annexation to the Timnath Town Council. Commissioner Speaker made the motion. Commissioner Speaker seconded the motion. The motion passed unanimously by voice vote.

Motion was passed to recommend approval of the Riverbend Sketch Plan. Commissioner Speaker made the motion. Commissioner Saunders seconded the motion. The motion passed unanimously by voice vote.

5. Reports

a. Community Development Director:

Current Projects:

1. Timnath Farms North Final Plat first filing, Staff is in the process of reviewing, if all comments have been answered we will be bring it to Planning Commissioners in Oct.
2. The Town has now received an annexation application from Jay Stoner for his development Riverwalk.

6. General Discussion

Commissioner Elliott asked about WalMart, he is concerned that they are putting in a Tire Shop, he was under the understanding that there was NOT to be a Tire Shop in this facility. Director Martin is going back to the plans and check to be sure there is no maintenance vehicle shop on the end of the building.

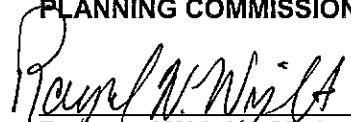
Reminder to everyone Founders Day is on Saturday, Sept. 13.

Downtown Core project is going to be starting back up in Oct.

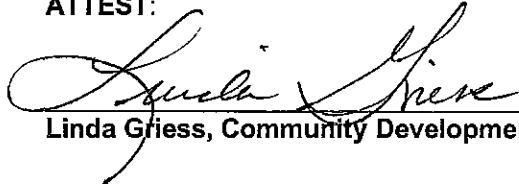
7. Adjournment

a. Commissioner Elliott moved to adjourn the meeting. Commissioner Saunders seconded the motion. The motion passed unanimously by voice vote. Chairman Wright adjourned the meeting at **8:11 p.m.**

**TOWN OF TIMNATH
PLANNING COMMISSION**


Raymond Wright, Chairman

ATTEST:


Linda Griess, Community Development Coordinator