



MINUTES
PLANNING & ZONING COMMISSION
Special Meeting/Public Hearing
Monday, February 13, 2006 - 9:00 AM
City Council Chambers

I. CALL TO ORDER

Vice-Chairman Gardner called the meeting to order at 9:00 AM.

II. ATTENDANCE

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| <p>MEMBERS PRESENT: Joe Gardner, Vice-Chairman Tom Menser Seymour Petrovsky Dick Rosa</p> <p>MEMBERS ABSENT: Don Michelman, Chairman Len Scamardo George Wiant</p> | <p>OTHERS PRESENT: George Worley, Assistant Community Development Director Mark Baker, Community Planner Kathy Dudek, Recording Secretary</p> |
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III. REGULAR/ACTION ITEMS

(May be voted on contingent upon any related public hearing item below also being acted on unless otherwise noted).

- 1. SP05-021 . The Reserve at Willow Hills.** Located at the SE corner of Willow Lake Road and Lakeside Village Drive. APNs: 106-47-263A through -M, and totaling ± 17.7 acres. Request preliminary plat approval for 17 commercial and 54 residential lots. Zoning is Neighborhood Oriented Business (NOB). Owner/Applicant is Redfoot Properties, LLC. Community Planner is Mark Baker.

Mr. Baker reviewed the staff report for preliminary plat approval which was inadvertently missing from the Commission's agenda on February 9, 2006.

Mr. Rosa, **MOTION: to recommend approval of SP05-021**, The Reserve at Willow Hills for 17 commercial and 54 residential lots subject to revised department and agency comments as presented during the Planning and Zoning Commission meeting on January 26, 2006, with one condition: that a note be placed on the final plat that restricts the commercial square footage to 55,000 square feet maximum. **Vote: 4-0.**

VII. ADJOURNMENT

Chairman Gardner adjourned the meeting at 9:03 AM.

Joseph Gardner, Chairman pro tempore