

**DESOTO COUNTY PLANNING COMMISSION
ORDER OF ITEMS
SEPTEMBER 30, 2004**

Call to Order

Invocation

Roll Call

Approval of Minutes – September 2, 2004

Announcements:

CONSENT AGENDA

MINOR LOT SUBDIVISIONS

1. Summer's Place East/Garland Smith (6308) – Application is for three lots of 1.5 acres, 2.1 acres and 5.5 acres on an egress/ingress easement. Subject property is located at the east end of Summer's Creek Cove and south of Pleasant Hill Road, zoned Agricultural-Residential.
Section 12, Township 2, Range 7
2. Vansickle Minor Lot Subdivision (6309) – Application is for two lots of 2.0 acres and 6.33 acres. Subject property is located on the south side of College Road and west of Bethel Road, zoned Agricultural-Residential.
Section 14, Township 2, Range 6

OLD BUSINESS

3. Kyle's Creek Subdivision (6281) – Application is for preliminary subdivision plat approval with 191 lots on 156 acres. Subject property is located on the west side of Payne Lane and south of Highway 302, zoned R-20, PUD.
Section 33, Township 1, Range 5

NEW BUSINESS

REZONINGS

4. Williams Brooke (635) – Application is to rezone 47.69 acres from Agricultural to Planned Development. Subject property is located on the east side of Robertson Gin Road and south of Oak Grove Road.
Section 24, Township 3, Range 8
5. Windridge (637) – Application is to rezone 7.5 acres from Agricultural to R-15 Single Family Residential. Subject property is located on the east side of Robertson Road and north of Hawthorne Drive.
Section 12, Township 3, Range 8
6. Bakersfield South (638) – Application is to rezone 27 acres from Agricultural-Residential to R-20 Single Family Residential. Subject property is located on the west side of Laughter Road and south of Pleasant Hill Road.
Section 26, Township 2, Range 7
7. Brentwood Industrial Park East (639) – Application is to rezone 313 acres from Agricultural to M-1 Light Industrial. Subject property is located on the south side of Church Road and east of Highway 61.
Section 9, Township 2, Range 8

8. Brentwood Industrial Park West (640) – Application is to rezone 611 acres from Agricultural to M-1 Light Industrial. Subject property is located on the west and east side of Sanders Road and west of Highway 61.
Sections 5 & 8, Township 2, Range 9

SUBDIVISIONS

9. McGowan Estates (6297) Application is for preliminary subdivision plat approval for 5 lots on 10 acres. Subject property is located on the east side of Horn Lake Road and south of Nesbit Road, zoned Agricultural-Residential.
Section 28, Township 2, Range 8
10. Jordan Creek (6306) – Application is for preliminary subdivision plat approval for 17 lots on 64.9 acres. Subject property is located on the north side of County Line Road and at the western end of Sheltowee Lane, zoned Agricultural.
Section 33, Township 3, Range 6

OTHER ITEMS

The DeSoto County Planning Commission met at 7:00 p.m. on Thursday, September 30, 2004, in the Third Floor Board Room of the Administration Building of DeSoto County located at 365 Loshier Street, Hernando, MS. Commissioners present included Julius Cowan, Pat Hefley, Dennis Clemmer, Leonard Lindsey, Wade Carter, Joe Forsythe, Frank Calvi, Robin James, Jimmy Maxwell, Len Lawhon, Charles McNemar and Mike Robison. Planning Commission Staff present included Merritt Powell, Michael Garriga, Denise Dingman, Jim McDougal, Andy Swims, County Engineer, Scott Young and Bobby Chamberlin, Commission Attorney. Chairman Robison called the meeting to order at 7:00 p.m.

After the invocation, Chairman Robison asked if there were any additions or deletions from the Minutes of the Planning Commission meeting held on September 2, 2004. There being no suggested additions or deletions, Mr. Lindsey made a Motion to Approve the Minutes and the Motion was seconded by Mr. Maxwell. The Motion passed by a unanimous vote.

CONSENT AGENDA

MINOR LOT SUBDIVISIONS

Summer's Place East/Garland Smith (6308) – Application is for three lots of 1.5 acres, 2.1 acres and 5.5 acres on an egress/ingress easement. Subject property is located at the east end of Summer's Creek Cove and south of Pleasant Hill Road, zoned Agricultural-Residential. Section 12, Township 2, Range 7

Vansickle Minor Lot Subdivision (6309) – Application is for two lots of 2.0 acres and 6.33 acres. Subject property is located on the south side of College Road and west of Bethel Road, zoned Agricultural-Residential. Section 14, Township 2, Range 6

Mr. Garriga then announced the Consent Agenda. Mr. Garriga announced the above items and stated that all the minor lots conform to the DeSoto County Zoning and Subdivision Regulations and are ready for approval, subject to dedication of road right of way, and health department approval. Mr. Maxwell made a Motion to approve the minor lots. Mr. Cowan seconded the Motion. The Motion was approved by a unanimous vote.

OLD BUSINESS

Kyle's Creek Subdivision (6281) – Application is for preliminary subdivision plat approval with 191 lots on 156 acres. Subject property is located on the west side of Payne Lane and south of Highway 302, zoned R-20, PUD. Section 33, Township 1, Range 5

Mr. Garriga presented the application and presented the staff report to the Planning Commission. He then recognized Mr. Ben Smith, from Smith Engineering Inc., as being present to represent the application.

Mr. Smith began by saying he has no problems with the staff report. He then stated they will tie the road into Payne Lane to the north. They will also look at extending the road into the Chappel Creek subdivision. He also is the representative for the owners of Miller Station, they will have Payne Lane extended all the way through the south end of the subdivision. The church as agreed to sell the levy and lake so all of that will be part of this development and be maintained by the Homeowners Association.

Mr. Robison asked who will be supplying the water and sewer. Mr. Smith answered saying the City of Olive Branch.

Mr. Lindsey asked if there would be covenants. Mr. Smith responded by saying, they have not been finalized, but they are agreeing to abide by whatever was approved in the PUD.

Mr. Carter asked about the surface drainage. Mr. Smith answered saying “yes”, this is an R-20 subdivision. Mr. Garriga stated the ordinance requires that there be sidewalks in an R-20 subdivision. Mr. Smith added, saying the road will be 24’ wide with sidewalks and 27’ if there are no sidewalks. Mr. Carter asked if he is requesting that the sidewalks be waived. Mr. Smith answered saying this board does not have the ability to waive sidewalks, that will be a decision that the Board of Supervisors makes.

Mr. Robison then asked if there was anyone here for or against this application, there was none.

Mr. Lawhon stated that the applicant is making the best out of a difficult piece of property and thinks it will work out o.k.

Mr. Smith stated Payne Lane will connect to Miller Station and at the end it will turn into a Cul-da-Sac.

Mr. Robison entertained a Motion.

Mr. Lawhon made a Motion to approve this application with staff recommendations. Mr. Maxwell seconded the Motion. The Motion was passed by a unanimous vote.

NEW BUSINESS

REZONINGS

Williams Brooke (635) – Application is to rezone 47.69 acres from Agricultural to Planned Development. Subject property is located on the east side of Robertson Gin Road and south of Oak Grove Road. Section 24, Township 3, Range 8

Mr. Garriga presented the application and presented the staff report to the Planning Commission. He then recognized Mr. Bob Dalhoff, from Dalhoff, Thomas and Daws, as being present to represent the application.

Mr. Dalhoff began his presentation by saying, this property is located both in the county and in the City of Hernando. It is basically surrounding by the City limits and in the future will most likely be annexed. They have been working on this project for 6 months and it is a sensitive piece of property. He then submitted to the board members a copy of the architecture design guidelines and stated the reason for these guidelines is to insure the project is real nice. The City of Hernando has already approved the rezoning. Mr. Dalhoff said there has been a change in the area and there is a need for a development like this. He then talked about the surrounding projects. He added, they are working with the City of Hernando to deal with the intersection at Robertson Gin and Oak Grove Road along with the entry ways to this development.

Mr. Dalhoff then described in detail each of the following:

1. Land Use Plan (Exhibit D)
2. Aerial Photo
3. Site Analysis (Exhibit H)
4. Site Plan (Exhibit I) (He added, there would be a 40' natural buffer along Robertson Gin Road and a 30' non-disturbance area along the side property lines, he will also submit details of the asphalt walk way).
5. Market Products (Exhibit J)
6. Phasing Plan (Exhibit K)
7. Master Plan (Exhibit L)
8. Landscape Plan (Exhibit M) (almost like a greenbelt path, white rail fence)
9. Entrance Plan (Exhibit N) (Silo roof may be copper, not red)
10. Streetscape (Exhibit O)

Mr. Carter pointed out that there are several drains that flow into Mussachuna Creek. He is also concerned about erosion control and how it will be maintained. Mr. Dalhoff responded saying there will be some sort of base, and they will look at drainage before the final.

Mr. Robison stated Exhibit L does not explain how the trees are going to be saved, he wants to know how that is going to be done. Mr. Dalhoff answered saying there will be a tree protection plan, fences.

Mr. Carter asked if these houses were going to be built on conventional foundations. Mr. Dalhoff replied saying there will be different types of foundations. If the roads are placed in the valleys, then the front doors is out of the ground. They reversed that and put the back of the homes out of the ground, not the front doors, it is challenging. Most of the roads are on the ridges, so the valley will remain natural.

Mr. Carter stated once again, erosion control will be hard on that site. Mr. Dalhoff said it would, but there would be an erosion control plan.

Mr. Robison asked if curb and gutter will be located through out this development. Mr. Dalhoff said "yes", with sidewalks on both sides of the roads.

Mr. Powell asked if there would be sidewalks on down to Oak Grove Road. Mr. Dalhoff said, "no", but we are looking at turning this into turning lanes at the intersection.

Mr. Robison asked if there was anyone here for or against this application.

1. James Oliver – He and his wife lives across the street from this development on Robertson Gin Road. They have 3 areas of concern, which was also voiced in the letter they submitted to the Planning Commission. Robertson Gin Road has not been developed, most along there are estate size homes and lots. We have moved to this area for quality of life. He is not overly opposed to the development but they do have concerns. The only other development in this area is the airport community. The lots are about 1 ½ acres each with 3,000 square foot homes. The lot size in the proposed development bothers him due to the topography. He questions the ability of a home

builder to get a adequate size home on some of these lots. The second concern is the 2,000 square foot home minimum, even though he understands the applicants intend to build 2,500 – 2,800 square foot homes. He then asked why not go ahead and raise the home size minimum. The small lots are a concern in that, if a developer cannot sell those lots within a certain amount of time, they will need to sell them fast and build the minimum size home, which may be hard to sell. Smaller homes are usually not good quality, which can hurt the area. (He then gave an example) He then once again asked if the minimum home size could be raised. Mr. Oliver's third concern is the traffic. Oak Grove Road carries traffic from the school twice a day, the traffic is backed up. Traffic is also backed up when there are ball games going on, there are some driveways that are hard to get into and out of during these times. Once again he is not opposed, just concerned. He has talked with Paul McElyea (property owner), and if he does a good job on this development, maybe he could develop his property in the future.

2. Julie Thomas – Her major concern is traffic also. She does not think we can afford not to improve the road. There needs to be acceleration/deceleration lane. Infrastructure always makes for more attractive developments. She does like the asphalt walks that are proposed.
3. Edward & Kristin McGinnes – They have several concerns, road size, traffic, extension of the road through the subdivision to the rear of the property and erosion control.

Mr. Garriga responded to the road extension issue. He stated it would not be extended until a private developer of the rear property decided to develop, the county would not go in and cross that ditch nor build the road.

Mrs. McGinnes stated the ITE traffic states once this is project is fully developed there would be 540 road trips per day, she wanted to know who would be responsible for road repairs if half of this development is in the county and half in the city. Mr. Garriga said the county would be responsible for their half. She then stated she has a serious issue with drainage. All major and minor runoff's for this development goes into the creek. She wants to know what type of permits are needed regarding grading, etc., and what types of safeguards are there to be sure the permits are being followed. Who does the monitoring? She also wanted to know if hay bails and silk screens are going to be enough to control the erosion. Ms. McGinnes then asked when does the engineer phase happen and how do we as the public, keep up with the development. Mr. McGinness also asked if we get any drainage access from this, who do we contact and what can we do. He added, anything up stream effects us down stream as far as erosion goes. The creek has overflowed its banks before, and they don't want it any worse.

Mr. Swims, County Engineer, responded saying, that is what detention is for, and it should not make it any worse. Once the preliminary application is approved, in general the applicant begins to work on design plans, they then come to us and we review them. At that point we will review the erosion control and detention plans. Which means they will need some way to slow the water down. The overall amount of water may increase, but the flow does not. They will be required to submit an erosion control plan to the state. We look at hay bales, silk fences etc., and if it is not enough, they will be required to look at other measures of control and follow it.

Ms. McGinnes also was concerned about phase two and it being located next to the lagoon. Mr. Robison answered saying, that is not something this board can address. Mr. Garriga

added, the lagoon is scheduled to go off line when the regional facility is completed. Mr. McGinnes then asked that the square feet on the houses be increased.

4. George Ready – He spoke in favor of the project. This is his families property, his mother had an opportunity to sell this property several times, when they wanted to build government homes she would not sell it, because she was concerned about the community. She wanted to see a nice development on this very difficult piece of property. This project will be first class. No one likes to see development, but it is here, we wanted to be sure this property would be developed properly. His aunt owns the property across the ditch and if the city does build a road, she would donate the land for that project. This is a transition piece of property and hope some consideration will be given due to the topography, terrain and 2,000 square foot homes will not fit on all lots. I may even move over there to avoid the 800 home subdivision being built behind me. The creek is the corp of engineer's responsibility. We all pay special property taxes that goes toward that. That ditch was to have been rocked from Robinson Gin Road to the City sewage lagoon. It has not been done, not sure why. This project cannot increase the flow of water that already goes through there because every bit of this property already drains into the creek. There are problems with it, but this subdivision will not cause any additional problems. The problem is because it has not been rocked. There may be a possibility of muddy water during construction. It is not the developers responsibility to build and maintain city and county roads, but that area is going to grow. He is not sure of the ROW, but there will be some sort of turning lane to the ball field.

5. Becky Parmley – 2193 Green Village – She began by stating everyone is talking about what a difficult piece of property this is, but it is a beautiful piece of property. It is exactly what I would be looking for when moving here. If it were less dense it would be more builder friendly. If the lots are big enough they will build bigger homes.

Mr. Robison then closed the floor to the public.

Mr. Dalhoff began by reminding everyone that the City of Hernando had approved this development. House square footage has no bearing on the value, there could be a small home that can be very expensive. We anticipate that these homes will sell for 200,000 +. He also believes the sewer lagoon will be offline in about 2 years. Phase 2 which is located next to the lagoon will not be built for about 2 years. The future stub road connection to the east was not in the original plan, but was requested by the City of Hernando. We are not allowed to increase velocity to the creek, so that should not be a problem. The erosion control will be challenging, but we understand the importance of it and a plan will be in place. If this development is done properly this could be a great corridor. The road right of way was surveyed and showed 80'. We will continue with the engineering stage after the zoning is decided. If this is approved the engineering project will begin as soon as possible. Mr. Dalhoff then talked about the lot sizes and why they wish them to remain as they are and added, all lots are at least ½ acre or larger. We are over 250' away and through the woods from the closest home, regardless of the size of home built he does not believe it will be seen. He concluded by saying the whole appeal behind this development is to make it feel private even though it public streets.

Mr. James asked if they really plan on building 2,500 – 2,800 square foot homes? Mr. Dalhoff answered saying, he does not know for sure, it would be up to the developer, but as you know most build larger than the minimum. We need to make sure we stay in the market place, we don't want the development to go dormant.

Mr. Lawhon said he understands the communities concerns and we are sensitive to these concerns. Some of the comments regarding traffic and traffic control along Robinson Gin Road can have a solution. There are myths about enlarging roads and boulevards, which in essence can destroy the character of a neighborhood quicker than anything. It would be great for us have a developer pay for paving 6 lanes of roads to get traffic rapidly from one place to another, but that cannot happen. It is a good idea for us to allow a developer to use wide open spaces and natural buffers, it makes for a nice private development. All of us in DeSoto county will sit in traffic, it will get worse until people start moving further south (example: Senatobia). He is not a big fan of small lots, but this looks like a real nice development and we have to do it right. He thinks it is a good subdivision, which will bridge the Hernando Community. We need to be sure we can get the turning lanes and everything else to make it a classy development.

Mr. Robison added, there is an 80' right of way there is room for wider roads, but they are trying to preserve the character of the area.

Mr. James added, said wider roads also leads to faster traffic.

Mr. Powell asked if the buffer would be there regardless of the size of the road. Mr. Dalhoff answered saying "yes". He then talked about the traffic count for the area.

Mr. Robison entertained a Motion.

Mr. Lindsey made a Motion to approve this application with staff recommendations due to the change in the area, the close proximity to the City of Hernando and well as the need for this type of development in this area. Mr. Lawhon seconded the Motion. There was a roll call vote of 12-0 to approve this application.

Windridge (637) – Application is to rezone 7.5 acres from Agricultural to R-15 Single Family Residential. Subject property is located on the east side of Robertson Road and north of Hawthorne Drive. Section 12, Township 3, Range 8

Mr. Garriga presented the application and presented the staff report to the Planning Commission. He then recognized Mr. Blake Mendrop from Mendrop-Wages, as being present to represent the application.

Mr. Mendrop began by saying, there are 7 acres involved with the county the rest is within the City of Hernando's limits. The homes along Robertson Road will have 2,000 square foot minimum and 1,800 every where else. There has been change in the area, there are R-12's surrounding this property, Hawthorne and Northwood Hills. There is a need for additional development in Hernando. The first phase of this plan will connect to Northwood Hills, which was one of the requirements from the City of Hernando. They will also widen Robertson Road.

Mr. Robison asked if there was anyone here for or against this application, there was none.

Mr. Carter stated he believes the applicant has met the burden of proof. He then made a Motion to approve this application, due the change in the area and the need for this development and its close proximity to the City of Hernando. Mr. Dennis Clemmer seconded the Motion. There was a roll call vote of 12-0 to approve this application.

Bakersfield South (638) – Application is to rezone 27 acres from Agricultural-Residential to R-20 Single Family Residential. Subject property is located on the west side of Laughter Road and south of Pleasant Hill Road. Section 26, Township 2, Range 7

Mr. Garriga presented the application and presented the staff report to the Planning Commission. He then recognized Mr. Joe Frank Lauderdale, as being present to represent the application.

Mr. Lauderdale began by saying Mr. Dalhoff did the first application, this application works better with the topography. He added, this is a continuation of the R-20, they combined 2 pieces of property. There has been a change in the area, new schools, new road plans, Bridgetown is built out and Bridgemor is almost built out. There is a need for R-20 subdivisions in this area. There are 97 lots which is 2.5 units per acre and it meets the comprehensive plan. Mr. Lauderdale concluded by saying he agrees with the staff recommendations.

Mr. Carter asked about the topography. Mr. Lauderdale responded saying it is not steep, but rolling, the water drains to the south and toward the creek

Mr. Robison asked if there was anyone here for or against this application.

1.

Melissa Harlan – She lives across the street from this property on Pleasant Hill Road. Her concern was the connection of the street, because traffic is a problem. There have been 2 wrecks in front of her yard and afraid this would cause additional traffic problems. She did not object to this development, just concerned.

Mr. Lauderdale responded by saying the main street for the subdivision goes to Laughter Road. The road curves through the property so there will not be a straight street, which will slow down the traffic. Road extends to the west and south and it will be 24’.

Mr. Robison entertained a Motion.

Mr. Maxwell made a Motion to approve this rezoning application based on the addition of property and changes in the area and the need for this type of development. Mr. Lawhon seconded the Motion. The Motion was approved with a roll call vote of 12-0.

Brentwood Industrial Park East (639) – Application is to rezone 313 acres from Agricultural to M-1 Light Industrial. Subject property is located on the south side of Church Road and east of Highway 61. Section 9, Township 2, Range 8

Mr. Garriga presented the application and presented the staff report to the Planning Commission. He then recognized Mr. Clay Lane, as being present to represent the application.

Mr. Carter stated he likes to see a planned development. Mr. Garriga said we try to stay consistent, planned developments do remove speculation.

Mr. Clemmer asked if there was other industrial in the area? Mr. Garriga said “yes” Brentwood Pillow is one in the area.

Mr. Lane began by stating he has recently rezoned property in the area, and pointed to those locations. Brentwood Pillow set the tone for the area. He has a letter from the Mayor of Walls

in support of this development, along with the approval from Entergy and Jim Flanigan. Entergy wants to buy property and place a sub-station for improvements. We are trying to zone property and plan for the future. He has gone around and polled the cities and there is not a lot of industrial zoning areas left. Olive Branch has about a 2 year supply of industrial zoning left. He feels like everything is moving this direction, there are roads, infrastructure, rail, and adequate sewer capacity. There will be a combination of tier 1, 2, & 3 uses.

Mr. Robison asked why he did not submit a planned development. Mr. Lane answered saying, the M-1 tied him down to a specific plan. What he would like to do is submit very stringent covenants that requires that every time there is a building permit, the planning commission has to approve that development. The idea is to develop a very nice industrial park.

Mr. Robison stated the restrictive covenants will help, but a planned rezoning gives us a chance to review the permitted uses. Mr. Lane said if there were uses that needed to be restricted under the M-1 he would agree to them. Mr. Lane then read from a section of the letter submitted by Jim Flanigan, which talked about industrial property at a reasonable price. There will also be improvements to Johnson Creek which will be done at the engineering stage.

Mr. Robison asked about the documented wetlands. Mr. Lane said it would be mitigated or preserved. Mr. Robison then asked about the changes and the previous zoning. Mr. Garriga said the change in the area needs proven since the last time this property was rezoned. The pillow plant was built 2-3 years ago.

Mr. Lane stated there is a movement through out the country that people are working where they live. He then talked about the recent rezonings, and the surrounding neighborhood. He has a vested interest in this area, and wants to make sure this will be a nice development. He will also put in writing that each applicant in this project will come before the planning commission for approval before a permit is given.

Mr. Lawhon said he respects what Mr. Lane is saying, but we cannot put those type of restrictions on a straight zoning in an M-1. Mr. Chamberlin agreed and said unless it is deeded or adopted in the subdivision, but it would be after the zoning when there is a plat.

Mr. Robison said he believes this should be a planned development which will describe details, he supports Mr. Lane's idea, but there still needs to be a plan. A planned development is a good marketing tool and it protects everyone.

Mr. Chamberlin then clarified the requirements for a straight zoning and the limitations on deed restrictions.

Mr. Lane then requested that this application be carried over so that he can put a plan together and bring it back next month.

Mr. Lawhon made a Motion to carryover both Brentwood rezoning applications (639 & 640) to October 28, 2004. Mr. Carter seconded the Motion. The Motion was passed by a unanimous vote.

SUBDIVISIONS

McGowan Estates (6297) Application is for preliminary subdivision plat approval for 5 lots on 10 acres. Subject property is located on the east side of Horn Lake Road and south of Nesbit Road, zoned Agricultural-Residential. Section 28, Township 2, Range 8

Mr. Garriga presented the application and presented the staff report to the Planning Commission. He then recognized Mr. Marshall Massey, as being present to represent the application.

Mr. Massey began by saying this is his first subdivision development, the property was owned by his grandfather and deeded to his mother and then deeded to him. He said one of the parcels will be a memorial type park, for exercise, and enjoyment. If that needs to be changed he can change it. Massey Drive will be a turnaround. His cousin owns the property behind the park and has given him permission to whatever needs to be done.

Mr. Robison asked how this park will be maintained. Mr. Massey answered saying there will be restrictive covenants. Most of the lots will be sold to family members. Mr. Robison said before final approval, there needs to be plan for that park. He needs to get with the planning commission staff and over that plan before it comes back to this board. He also needs to dedicate an additional 3' of road right of way. Mr. Massey agreed to do so.

Mr. Robison asked if there was anyone here for or against this application, there was none.

Mr. Lawhon made a Motion to approve the application with staff recommendations and that when the final application is submitted there will be details of the park, ownership and or who is responsible for maintenance of the park. Mr. James seconded the Motion. The Motion was approved by a unanimous vote.

Jordan Creek (6306) – Application is for preliminary subdivision plat approval for 17 lots on 64.9 acres. Subject property is located on the north side of County Line Road and at the western end of Sheltowee Lane, zoned Agricultural. Section 33, Township 3, Range 6

Mr. Garriga presented the application and presented the staff report to the Planning Commission. He then recognized Mr. Smith with Russell and Company, as being present to represent the application.

Mr. Carter stated that the road dedication from Mr. Hopper should be handled before there is a decision on this application.

Mr. Smith stated we would like to receive approval subject to the dedication. They will be crossing the bridge once which will most likely cost about \$100,000 and it is not feasible to cross it twice.

There was then a brief discussion on the ditch and the redesigning the roads.

Mr. Lawhon said he cannot vote on this application with the current issues. He then made a Motion to carryover this item until this is decided and that the road bond issue also be resolved. Mr. Lindsey seconded the Motion. The Motion was approved by a unanimous vote.

There being no further business in front of the Planning Commission, this meeting adjourned at 9:50 p.m. These minutes were recorded and transcribed by Denise Dingman.

