Planning Commission Minutes – January 11, 2024, at 6:00 p.m.

1. **Call to Order** – The Planning Commission convened a regular meeting on. Commissioner Anderson called the meeting to order at 6:00 p.m.

2. **Pledge of Allegiance**

3. **Roll Call** – Members present: Karen Anderson (Chairperson)  
   Abigail Smith (Vice Chairperson)  
   Jon Van Benthem (Secretary)  
   Joe Donnelly (Commissioner)  
   Marc Hofmans (Commissioner)  
   Brett Wing (Commissioner)  
   Nick Semedalas (Commissioner)  

   Staff present: Anne Johnson (Community Development Director)  
   Teri Reger (Planning Technician)  
   Lauren Richardson (Baseline Engineering)

   Developer: Mike Cook

4. **Approval of Minutes** – Minutes from December 14, 2023, Planning Commission Meeting.  
   
   **MOTION made by Commissioner Wing to APPROVE the Minutes for December 14, 2023.**  
   **SECONDED by Vice Chairperson Smith.**  
   
   With those all in favor, THE MOTION CARRIED.

5. **Public Hearing:** Harvest 47 Final Plat  
   Chairperson Anderson recused herself as she is on the Board for Habitat for Humanity.  
   To consider a request for a Final Plat known as Harvest 47 located south of Mountain Avenue on the southern half of property located at 735 State Highway 56 (Parcel 94-24-009702) near the intersection of Dorothy Drive and Remuda Road.

   **Public Comment was opened at 6:32 p.m.**

   **Public Comment was closed at 6:32 p.m.**

   **MOTION made by Commission Van Benthem to APPROVE the Harvest 47 Final Plat, subject to the following conditions:**

   - The applicant shall finalize, with Town staff, a development agreement.
   - The applicant shall add an additional signature block onto the Final Plat for the Planning Commission Chairperson.
   - The applicant shall provide a finalized and executed agreement between The Farmstead and Harvest 47 for the construction and maintenance of the southern and eastern alleys shared between the two projects.

   **SECONDED by Commissioner Wing. With all in favor, THE MOTION CARRIED.**