

SHERIDAN PLAN COMMISSION  
JUNE 17, 2021  
PUBLIC HEARING  
MINUTES

THE SHERIDAN PLAN COMMISSION MET THURSDAY, JUNE 17, 2021, AT 6:00 P.M. IN THE SHERIDAN COMMUNITY CENTER. MEMBERS PRESENT WERE, DAN CHRISTIAN, MICHELLE JUNKINS, BETH LEE, DANIEL BRAGG, DEBBIE MERRIMAN, SI DEVANEY, CONNIE PEARSON, AND DARRYL WATERS. DENNIS NAIL WAS PRESENT FROM THE BUILDING COMMISSIONER'S OFFICE. A QUORAM WAS PRESENT AND THE MEETING WAS CALLED TO ORDER BY PRESIDENT, DANIEL BRAGG. PRESIDENT BRAGG OPENED THE MEETING WITH THE PLEDGE OF ALLEGIANCE. MRS. MERRIMAN MADE A MOTION TO APPROVE THE MINUTES. MRS. JUNKINS 2ND THE MOTION. ALL MEMBERS PRESENT VOTED YES TO APPROVE THE MINUTES.

A PUBLIC HEARING WAS HELD FOR FORESTAR GROUP. PROJECT ADDRESS BETWEEN CALIFORNIA STREET AND HINESLEY ROAD. NORTH OF 1<sup>ST</sup> STREET IN SHERIDAN TO CONSIDER A REZONE FROM R-1 TO R-2/PUD. THE PURPOSE OF THE REZONE IS TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY RESIDENTIAL SUBDIVISION. MELISSA GARRARD EXPLAINED THE PROJECT TO THE PLAN COMMISSION. THE NAME OF THE PROJECT IS CENTRE PLACE. THEY WOULD LIKE TO REZONE TO DEVELOP A SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THEY ARE PRESERVING GREEN SPACE AND A PLAYGROUND WILL BE CLOSE TO THE LIBRARY. THE PLANS DO INCLUDE SOME TRAILS TO THE LIBRARY. EACH HOME WILL INCLUDE TWO OFF STREET PARKING SPACES. SIDEWALKS WILL BE FIVE FEET WIDE AND MEET ADA STANDARDS. FIRE CHIEF, TRAVIS STERN, WANTED TO MAKE SURE NO TREES WILL BE PLANTED BETWEEN THE SIDEWALKS AND STREETS BECAUSE IT BLOCKS THE VISION. MRS. MERRIMAN ALSO SAID SCHOOL BUSES CAN'T SEE WITH TREES PLANTED BETWEEN THE SIDEWALKS AND STREETS. SHE SAID THERE IS ALREADY A PROBLEM ON HINESEY ROAD WITH TRAFFIC BACKING UP IN THE MORNING TO DROP KIDS OFF AND WHEN SCHOOL IS OUT PICKING KIDS UP. MELISSA SAID THERE WILL BE A MIX OF BIG AND SMALLER HOMES. MR. CHRISTIAN THOUGHT SIX FEET WAS NOT ENOUGH SPACE BETWEEN HOMES. IT SHOULD BE TWELVE FEET. MR. WATERS ALSO WANTS TO MAKE SURE THE HOUSES ARE NOT TO CLOSE TOGETHER. MELISSA STATED THEY ARE NOT THE SITE BUILDER. A BUILDER WILL COME IN TO BUILD THE HOMES. MELISSA SAID THEY WILL WORK WITH THE TOWN ON SIGNAGE AND LIGHTS. MR. DEVANEY WANTS TO MAKE SURE THEY GO BY THE BUILDING AND ZONING ORDINANCES. MELISSA WANTED TO REMIND EVERYONE THAT TONIGHT WE ARE VOTING ON REZONE AND THE PUD ONLY. THE FLOOR WAS OPEN FOR QUESTIONS FROM THE PUBLIC. GLEN BOUGHER REMINDED EVERYONE THE ORDINANCE SAYS SIXTEEN FEET BETWEEN HOUSES. VANCE WALLACE THINKS EXTRA LANES MIGHT BE NEEDED TO PULL INTO THE ADDITION ON JERK WATER ROAD. WE WILL BE ADDING ANOTHER 300 CARS. TOM ALEXANDER STATED TO MANY HOMES AND ASK IF THEY HAD A PLAN B. MR. BRAGG CLOSED THE PUBLIC HEARING. A MOTION WAS MADE BY MRS. MERRIMAN TO SENT AN UNFAVORABLE RECOMMENDATION TO THE TOWN COUNCIL. THE MOTION WAS 2<sup>ND</sup> BY MR. BRAGG. A ROLL VOTE WAS TAKEN. ALL MEMBERS VOTED YES TO SENT THE TOWN COUNCIL AN UNFAVORABLE RECOMMENDATION.

A MOTION WAS MADE TO ADJOURN THE MEETING. THE MOTION WAS 2<sup>ND</sup> BY MRS. JUNKINS. THE MEETING WAS ADJOURNED AT 7:45 PM.

SECRETARY,  
BETH LEE

June 17, 2021



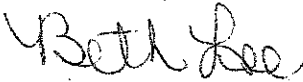
SHERIDAN PLAN COMMISSION  
NOVEMBER 18, 2021  
PUBLIC HEARING  
MINUTES

THE SHERIDAN PLAN COMMISSION MET THURSDAY, November 18, 2021, AT 6:00 P.M. IN THE SHERIDAN COMMUNITY CENTER. MEMBERS PRESENT WERE BETH LEE, DANIEL BRAGG, DARYL WATERS AND CONNIE PEARSON AND MICHELLE JUNKINS. MEMBERS ABSENT WAS DAN CHRISTIAN, DEBBIE MERRIMAN, AND SILAS DEVANNEY. DENNIS NAIL WAS PRESENT FROM THE BUILDING COMMISSIONER'S OFFICE. ATTORNEY, BETH COPELAND WAS ALSO AT THE MEETING. A QUORAM WAS PRESENT AND THE MEETING WAS CALLED TO ORDER BY PRESIDENT, DANIEL BRAGG. PRESIDENT BRAGG OPENED THE MEETING WITH THE PLEDGE OF ALLEGIANCE. MR. WATERS MADE A MOTION TO APPROVE THE MINUTES. MRS. PEARSON 2ND THE MOTION. ALL MEMBERS PRESENT VOTED YES TO APPROVE THE MINUTES.

A PUBLIC HEARING WAS HELD FOR COUNTRYSIDE INDUSTRIAL PARK TO CONSIDER SD-2021-04. ADAM DEHART WAS PRESENT AT THE MEETING TO EXPLAIN THEY NEED APPROVAL FOR LOTS 3 AND LOT 4. THEY ARE DEVELOPING ONE OR TWO LOTS AT A TIME. MR. NAIL STATED THEY HAD ADVERTISED AND IT WAS READY TO BE APPROVED. NO QUESTIONS WERE ASK PRESIDENT DANIEL BRAG CLOSED THE PUBLIC HEARING. A MOTION WAS MADE TO APPROVE SD-2021-04 FOR COUNRTYSIDE INDUSTRIAL PARK LOTS 4 AND LOT 5 BY MR. WATERS. THE MOTION WAS 2<sup>ND</sup> BY MRS. PEARSON. ALL MEMBERS PRESENT VOTED YES. MOTION CARRIED.

MRS. LEE MADE A MOTION TO ADJORN THE MEETING. THE MOTION WAS 2<sup>ND</sup> BY MR. WATERS. MEETING WAS ADJORNED AT 6.45 PM.

SECRETARY,



BETH LEE