

Sheridan Plan Commission  
Sheridan Community Center  
Thursday, October 19, 2023

1. Start of Meeting
  - a. Call to Order - The meeting was called to order by President Daniel Bragg.
  - b. President Bragg asked everyone to stand and join in the Pledge of Allegiance.
  - c. Roll Call - Members present answering roll call were Daniel Bragg, Jared Keever, Michael Kienholz, Beth Lee, Connie Pearson, and Travis Stern. Consulting Planner K.K. Gerhart-Fritz, and Attorney, Beth Copeland. Si Devaney and Steve Fisher were absent.
  - d. A quorum was present.
2. Approval of Minutes from May 16, 2023 – reviewed and approved by motion from Michael Kienholz and second from Travis Stern, motion approved.
3. Meeting Announcements – No meeting announcements.
4. Review of Meeting Procedures & Conduct – President Bragg read Plan Commission Procedures & Conduct.
5. Items of Business
  - a. Old Business
  - b. New Business – Planner K.K. Gerhart-Fritz explained the changes to the Primary Platt for Centre Place on 52.01+/- Acres of property to contain 154 lots/units and 11.08+/- Acres of common open space, to be developed in 2 phases. Owners requested to reduce Common Area A, located in the southwest corner of the development, from 1.76-acres to 0.41-acres. The remaining 1.35-acreas of the original common area, at the NE corner of 1<sup>st</sup> Street and California Street, will become the new Block 2. The proposed new Block 2 will be directly adjacent to the public library. This was the area the library wanted. Zoning standards are approved for the open space by the council. Plan Commission makes final decision. From Consulting Planners Report/Background: The original Plat was approved by the Plan Commission under the Town’s previous ordinance on October 21, 2021. The meeting minutes reflect discussion about the library’s desire to acquire 2 acres for future growth. Nothing changes as for as utilities just creating a PUD Ordinance which needs to be cleared up before the issue happens. Scott Wyatt, Attorney for the Library stated the library has a purchase agreement. Question: Mike Kienholz asked about what the library plans for that space.
    - i. PUBLIC HEARING:
    - ii. Case 23-SD-01, President Bragg opened the public hearing. Questions and Concerns were heard from Beverly Norman who has issues with water standing and not draining. Travis Stern asked if her concern should be addressed to the Town Council. Acting Zoning Commission Dennis Nail to be notified to address the erosion control issue. Mike and Margie Quick had a question which Mike Kienholz offered an explanation. President Bragg closed the public hearing. Mike Kienholz made the motion to approve the Amended Primary Subdivision Plat for Centre Place Case 23-SD-01 with 2 conditions. (1) Before Block 2 is sold, the PUD Ordinance must be amended to allow reduced open space for the Centre Place Subdivision. (2) Approval of this primary plat is subject to the

applicant receiving secondary plat approval, development plan approval and all other necessary local, state, or federal approvals before any development, operations or use occurs. Jared Keever seconded; motion carried.

- iii. DRAFT Rules of Procedure – Plan Commission Discussion – K.K. will send out the Draft Rules before the next meeting. She also explained that the Unified Development Ordinance requires an advisory committee. Dennis and K.K. are working on a list of names, departments, county officials, utilities, and school corporation to be on the committee for technical review. To be considered if the Plan Commission wants to have a formal representative of the Advisory Committee.
- iv. Plan Commission Training – Formal Plan Commission training at the next meeting on November 16<sup>th</sup>. Go over the information in the UDO.

6. Reports

- a. Plan Commission Members – K.K. explained that this is to keep communication between all groups.
- b. Board of Zoning Appeals Liaison
- c. Staff

7. Adjournment – Motion by Jared Keever, seconded by Travis Stern, motion carried.

Connie Pearson, Secretary