SPECIAL CALLED PLANNING COMMISSION MEETING

City Council Chambers, City Hall
Wednesday, April 30, 2025, at 6:00 PM

ACTION MINUTES

1. PLEDGE OF ALLEGIANCE

Members Present:	Judy Burds	Kurt Nolte	Fred Edwards
	Trey James	Vic Jones	Brian McNeese
	Sumeet Shah (Arrived 6:14 p.m.)		
City Staff Present:	Robyn MacDonald	Tracie Wildes	Robert Buscemi
	Paul Frickey (City Attorney's Office)		

2. CALL TO ORDER – The meeting was called to order at 6:00 p.m.

3. CONSIDERATION AND ADOPTION OF THE AGENDA – ***A motion was made by Commissioner Nolte and seconded by Commissioner McNeese to adopt the agenda as published.***

4. GENERAL PUBLIC COMMENT – There were no general public comments.

5. CONSIDERATION OF TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC) FOR THE CITY OF MILTON

A. **RZ25-07**- Article 1 Introductory Provisions, Article 7B Deerfield Form Based Code, Article 8 Use Provisions, Article 9 Site Development and Article 13 Definitions regarding changes to development requirements, uses, signage, incentives, and the Regulating Plan (Zoning Map) for the Deerfield Form Based Code.

Staff presented the proposed text amendments to the Planning Commission. There were two public comments, one read into the record and one speaker at the meeting. The Public Hearing was closed.

The Planning Commission deliberated on the proposed changes to the UDC related to the Deerfield FBC area.

Commissioner Burds made a motion to recommend RZ25-07 for approval as presented by Staff with the following changes:

- ***Article 7B.1.8.B.2.d.i.c) to delete the word "associated" and add a new e) to read "Shall be approved by the City Council."***

- ***Article 7B.1.8.C.4. to read "Any component of the development incentive allowed within Sec. 7B.1.8 only applies to the Deerfield Form Based Code and not other areas of the city."***
- ***Article 7B.2.3.A.5. to read "Trails in buffers must be soft trails as defined in the Urban Design Manual or boardwalk where appropriate. No other hard paved surfaces allowed. Location to be approved by city staff."***
- ***Article 7B.4.F.1.b. to delete the word "with" in the paragraph and replace the word "functions" with "uses".***
- ***Article 8.3.1.D.2.a.iv.a. to read "Required non-residential function being built must be built concurrent with townhomes being built and the timing shall be determined at the time of the approval of the preliminary plat by the Director to be contingent on the issuance of the Certificate of Occupancy."***

The motion was seconded by Commissioner Edwards and the motion was approved unanimously 7-0.

6. **NEW BUSINESS –** No New Business

7. **OLD BUSINESS –** No Old Business

8. **ADJOURNMENT –** ***A motion was made by Commissioner Edwards and seconded by Commissioner McNeese to adjourn the meeting at 8:37 pm.***