SPECIAL CALLED PLANNING COMMISSION MEETING

City Council Chambers, City Hall
Wednesday, January 14, 2026 at 6:00 PM

ACTION MINUTES

1. PLEDGE OF ALLEGIANCE

Members Present: Judy Burds, Fred Edwards, Brian McNeese, Vic Jones, Sumeet Shah, Stephanie Butler, AJ Bulot

Staff Present: Tracie Wildes, Robyn MacDonald, Sara Leaders, Robert Buscemi, Rob Dell-Ross, Paul Frickey- City Attorney

2. CONSIDERATION/ADAPTION OF THE AGENDA - ***A motion was made by Commissioner Edwards and seconded by Commissioner McNeese to adopt the agenda presented. The motion passed unanimously.***

3. CONSIDERATION OF MINUTES/ACTIONS OF PREVIOUS MEETINGS

A. November 20, 2025 Planning Commission Meeting Minutes – ***A motion was made by Commissioner Edwards and seconded by Commissioner Burds to recommend approval of the minutes as presented. The motion passed in a vote of 3-0- with 4 members abstaining.***

4. **GENERAL PUBLIC COMMENT –** There was no Public Comment.

5. CONSIDERATION OF PRELIMINARY PLATS

A. None

6. CONSIDERATION OF REZONING AND USE PERMIT APPLICATIONS

A. U25-03/VC25-01 by Deerfield CC Delaware LLC located at 13010 Morris Road and Tax Parcels 22 544011150423, 22 544011150456

To request a Use Permit for Multifamily (Sec. 8.3.1.I of the Unified Development Code) in order to accommodate a mixed-use development on 24.92 acres to develop Multifamily residential units, townhouse units, loft apartments, and retail space along with two existing six-story office buildings and a

concurrent variance to reduce the number of parking spaces required by Sec. 9.1.2 of the UDC.

After Staff made their presentation, the applicant and his representatives spoke about the petition.

A motion was made by Commissiner Shah to allow a speaker to fill out a speaker card after the item was seconded by Commissioner McNeese. The motion passed unanimously. One person was in support of the request but was concerned how the development would impact the wildlife on and near the site. The Planning Commission asked questions of Staff and the Applicant. The Public Hearing was closed.

A motion was made by Commissiner McNeese to recommend Approval Conditional of U25-03 and VC23-01 with the updated recommended conditions as presented by Staff on January 14, 2026 and seconded by Commissioner Butler. The motion passed unanimously.

7. CONSIDERATION OF TEXT AMENDMENTS TO THE CITY ZONING ORDINANCE

A. None

8. CONSIDERATION OF CHANGES TO THE CITY COMPREHENSIVE PLAN AND OTHER PLANS

A. None

9. OLD BUSINESS

A. None

10. NEW BUSINESS

A. None

11. ADJOURNMENT - ***A motion was made by Commissioner Shah and seconded by Commissioner Edwards to adjourn the meeting at 8:05 p.m. The motion passed unanimously.***