PLANNING COMMISSION

City Council Chambers, City Hall
Wednesday, September 30, 2026 at 6:00 PM

ACTION MINUTES

1. PLEDGE OF ALLEGIANCE

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

Staff Present: Tracie Wildes, Robyn MacDonald, Sandra DeWitt, Paul Frickey- City Attorney, Jerry Oberholtzer

2. CONSIDERATION AND ADOPTION OF THE AGENDA

A motion was made by Commissioner Shah and seconded by Commissioner Bulot to adopt the agenda presented. The motion passed unanimously.

3. CONSIDERATION OF MINUTES/ACTIONS OF PREVIOUS MEETINGS

A. Planning Commission Meeting Action Minutes- April 22, 2026

A motion was made by Commissioner Butler and seconded by Commissioner Edwards to recommend approval of the minutes as presented. The motion passed unanimously.

4. ELECTION OF VICE CHAIR

A motion was made by Chairperson Burds and seconded by Commissioner Butler to nominate Commissioner Butler as the Vice Chair of the Planning Commission. The motion passed unanimously.

5. GENERAL PUBLIC COMMENT – There was one public comment by Mr. Kurt Nolte regarding the potential submittal for a use permit for a new church to be located between Arnold Mill Road and New Providence Road. Mr. Nolte used his permitted two minutes.

A motion was made by Commissioner Bulot and seconded by Commissioner Edwards to add five minutes to Mr. Nolte's two minutes of permitted time for Public Comment. The motion passed unanimously.

6. CONSIDERATION OF PRELIMINARY PLATS

A. 15020 Thompson Road- Vensur Estates by Vensur at Milton, LLC
Applicant: Scott Reece, Brumbelow-Reese & Associates
Zoning: AG-1
Request: To subdivide 28.46 acres into 16 single family lots at a density of .56 unit per acre.

Staff and the applicant presented the proposed preliminary plat. There were three people who spoke about their concerns regarding the proposed development. The Planning Commission asked questions of staff and the applicant.

A motion was made by Chairperson Burds to recommend and seconded by Commissioner Butler that the Community Development Director give special consideration during further review of the development regarding: (1) the hydrology of the existing lake/pond and associated dam; (2) verification that the Level of Service (LOS) of Thompson Road is adequate to accommodate the additional traffic generated by the development; and (3) provide opportunities to preserve specimen trees. The motion passed unanimously.

7. CONSIDERATIONS OF REZONING AND USE PERMIT APPLICATIONS

A. None

8. CONSIDERATION OF TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF MILTON

A. None

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

A. None

10. OLD BUSINESS

A. None

11. NEW BUSINESS

A. None

12. ADJOURNMENT

A motion was made by Commissioner Edwards and second by Commissioner Butler to adjourn the meeting at 7:06 p.m. The motion passed unanimously.