



Meeting Minutes
Planning Commission

Tuesday, June 16, 2020

1:30 PM

Virtual Meeting

VIRTUAL MEETING (See Instructions Below)

[19-52PP](#)

Preliminary Plat Amendment - Toscana Isles Unit 2

Staff: Nicole Tremblay, Planner

Agent: D. Shawn Leins, P.E., President, AM Engineering, LLC.

Owners: LALP Development, LLC., LALP Option 2, LLC., and LALP Option 3, LLC.

Mr. Snyder announced this is a quasi-judicial hearing, read memorandum regarding advertisement and written communications, and opened the public hearing.

Ms. Fernandez queried board members on ex-parte communications and conflicts of interest. Mr. Willson, Mr. Hale, Mr. Graser and Mr. McKeon disclosed site visits with no communication. There were no conflicts of interest.

Ms. Tremblay, being duly sworn, provided a presentation on the site and development plan petition to include project background and information, surrounding photos, zoning map, future land use map, comprehensive plan consistency, Planned Unit Development (PUD) and Land Development Code compliance, concurrency and mobility and proposed monument sign.

Discussion ensued on the proposed monument and existing signs and the consistency of the signage.

Mr. Boone, representing applicant, being duly sworn, noted the preliminary plat amendment is consistent with the city's comprehensive plan, and zoning codes and commented the proposed sign is consistent with the existing sign style and meets the PUD standards for this development.

No one signed up to speak.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Willson, seconded by Mr. McKeon, that based on review of the application materials, the staff report and testimony and evidence provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds this petition consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative Findings

of Fact in the record, and recommends approval to City Council of Preliminary Plat Petition No. 19-52PP. The motion carried by the following vote:

Yes: 6 - Chair Snyder, Mr. Graser, Mr. McKeon, Mr. Hale, Mr. Willson and Mr. Lawson

Absent: 1 - Mr. Williams