



TONGANOXIE PLANNING COMMISSION
Meeting Minutes
February 3, 2022 7:00 p.m.
303 S. Bury Street

CALL TO ORDER

- Chair Monica Gee opened the meeting at 7:03 p.m.
- Roll Call: Planning Commission members present were Chair Monica Gee, Vice Chair Patti Bitler, John Kirk, Howie Brewington, Amanda Horner and Angela Schultz. City Manager George Brajkovic and Planning Clerk Lindsay Huntington were also present. City Attorney Anna Krstulic was present via phone.

1. APPROVAL OF PC MINUTES – October 7, 2021

- **Ms. Bitler made a motion to approve the minutes from the October 7, 2021 Commission meeting.**
- **Mr. Brewington seconded the motion.**
- **Vote of all ayes, motion carried.**

2. OLD BUSINESS

- No items.

EX PARTE COMMUNICATION

- None

3. NEW BUSINESS

- a) Public Hearing; Application to rezone property from “MF-2-P” (Multi-Family II District with Development Plan) to “MF-2-P” – (Multi-Family II District with a revised Development Plan).
 - Ms. Gee opened the Public Hearing
 - No comments from the public
 - Ms. Gee closed the Public Hearing
- b) Consideration of Application to rezone property from “MF-2-P” (Multi-Family II District with Development Plan) to “MF-2-P” – (Multi-Family II District with a revised Development Plan).
 - Mr. Brajkovic presented the Planning Staff Report for the project, with a representative from Prairie Fire, Kelley Hrabe, present. He presented information on the revised site plan and provided a detailed explanation of the requirements being set by the project/financial team. Mr. Brajkovic explained that we were off by 0.2 feet on Building B-1 on Shawnee and off by 0.6 feet on Building B-2 on Shawnee.
 - **Ms. Bitler made a motion to approve moving to 4.9’ setback on Building B-1 and 4.5’ setback on Building B-2.**
 - **Ms. Horner seconded the motion.**
 - **Roll call vote of all ayes, motion carried.**

- c) Consideration of Final Plat for Schoolyard Townhomes, located at Second Street between Church and Shawnee streets.
- **Ms. Bitler made a motion to approve the Final Plat for Schoolyard Townhomes as revised.**
 - **Mr. Kirk seconded the motion.**
 - **Roll call vote of all ayes, motion carried.**
 - Mr. Brajkovic explained to the Planning Commission that the next steps would be that this motion would go to City Council on February 22, 2022 for approval.

4. GENERAL INFORMATION

- (a) August, September and October 2021 Home Builder's Association Reports
- Ms. Gee noted the Homebuilder's Association reports for August, September and October 2021.
 - Ms. Gee asked about reappointments for Mr. Kirk and Ms. Bitler as their term is expiring in May 2022.
 - Mr. Kirk and Ms. Bitler both mentioned they were interested in reappointment.
 - Mr. Brajkovic noted that this was an agenda item on the City Council agenda for February 7, 2022.

5. ADJOURN

- **Ms. Horner made a motion to adjourn the meeting.**
- **Mr. Brewington seconded the motion**
- **Vote of all ayes, motion carried.**
- **Meeting adjourned at 7:17 p.m.**

Respectfully submitted,



Lindsay Huntington, Planning Clerk