



PLANNING COMMISSION MEETING MINUTES

**July 14, 2026
6:30 PM
Civic Center**

Planning
Commission

Chair/Commissioner Frederick Cruger
Commissioner Jude Anderson
Commissioner Scott Morrison
Commissioner Laura Houk
Commissioner Stacie Marable

Members Absent

City Staff

City Clerk Darla Wilkins
Planning Director Amy Hess

Consultants

1. CALL TO ORDER

Chair/Commissioner Frederick Cruger called the meeting to order at 6:30 p.m.

2. FLAG SALUTE

Chair/Commissioner Frederick Cruger led the Planning Commission, Staff and Audience in the Pledge of Allegiance to the flag.

3. ROLL CALL

Chair/Commissioner Frederick Cruger verbally called out each of the Planning Commissioner's names.

City Clerk Darla Wilkins took note of the meeting attendance.

4. APPROVAL OF MINUTES

4.A. Approval of June 9, 2026 Minutes

MOTION:	Motion to approve the minutes.
MOVER:	Planning Commissioner Laura Houk
SECONDER:	Planning Commissioner Scott Morrison
AYES:	Chair/Planning Commissioner Frederick Cruger, Planning Commissioner Jude Anderson, Planning Commissioner Scott Morrison, Planning Commissioner Laura Houk, Planning Commissioner Stacie Marable
NAYS:	None
RESULT:	Passed

5. NEW BUSINESS

5.A. Discussion - Planned Residential Development Standards

Community Development Director Amy Hess led the follow-up discussion on the proposed PRD Standards, which included the following items:

Recommended Development Standards

- Maximum Density
- Minimum Common Open Space (look at reducing the percentage)
- Open Space Development Standards
- Open Space Ownership
- Minimum Number of Amenities
- Eligible Small Amenities
- Eligible Large Amenities
- Lot Size Reduction
- Lot Width Reduction
- Setback Flexibility
- Connectivity
- Phasing

Proposed Residential Density Incentives

- Affordable Housing
- Affordable Senior Housing (Age restriction community)
- Public Facility Land Dedication
- Trail Improvements

- Open Space Exceeding Code Requirements
- Mixed-Use Development
- Stormwater Facilities with Active Recreation
- Stormwater Facilities with Passive Recreation
- Preservation of Existing Overstory Vegetation
- Retention of Creation of a Perimeter Buffer
- Enhanced Entry Landscaping
- Certified Green Building
- Definitions of Active and Passive Open Space

There will be a joint City Council/Planning Commission Meeting coming in the fall.

6. CURRENT BUSINESS

None.

7. CORRESPONDENCE

None.

8. ADJOURNMENT

With no further business to come before the Planning Commission, the meeting was adjourned at 7:19 p.m.