



CENTERTON PLANNING COMMISSION

May 16, 2023 @ 6:00 PM

AGENDA

Public comment period after the introduction of each agenda item

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES –**
 - A. Planning Minutes – 05/02/2023
4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
 - A. **HOP23-13 SATTLER & GRANT – Quality Used Furniture-** 1211 Tullip Ln (Zoned R3-SF/ Briar Rose Subdivision) *Applicant: Derrick Midkiff (SHartman)*
 - B. **HOP23-14 BONNIE & A BROOM LLC- Office/Administrative Use Only-** 530 Spur Ln (Zoned R-2/ Char-Lou Estates Ph 2) *Applicant: Logan Robison (Planner: KKnight)*
 - C. **HOP23-15 SUNSHINE & FLOUR LLC- At-Home Bakery-** 1551 Edinburgh Dr (Zoned R3-SF/ Morningside Subdivision) *Applicant: Megan Ingram (Planner: DMorrisonLloyd)*
 - D. **HOP23-17 ADMIN ALLEGIANT- Online Assisting Services-** 550 Warrick Way (Zoned R-2/ Tamarron) *Applicant: CaSandra Toothaker (Planner: SHartman)*
 - E. **MSI23-02 ACE UR GAME- Additional Parking-** 8703 N Rainbow Farm Rd (Zoned R-1/ 26 proposed parking spaces) *Applicant: Ace Batting, Ramesh Jandhyala; Owner: Gonzalo Acevedo (Planner: ENystrom)*
 - F. **TS23-06 HARTMAN –** 14720 Shipe Rd (County/ Parent Tract: 13.77 Ac/ Tract 1: 11.61 Ac/ Tract 2: 2.16 Ac) *Applicant: Rodney Woods, Engineering Services, Inc.; Owner: Thomas Hartman (Planner: ENystrom)*
5. **OLD BUSINESS**
 - A. **{TABLED ON 04/18} {DISCUSSION ONLY} REZ23-02 VICTORIA PEAK, LLC (MAIN ST MIXED USE)-** Rezone From A-1 to C-3 & RTH-MF12- 974 Main St (9.83 Ac/ 3.53 Ac Proposed C-3/6.29 Ac Proposed RTH-MF12) *Applicant/ Owner: Victoria Peak, LLC, Evan Bergam; Engr/ Repr: CEI, Chad Caletka (Planner:KKnight)*
 - B. **{TABLED ON 04/18} {DISCUSSION ONLY} PUD23-01 MAIN ST MIXED USE- Proposed Mixed Use-** 974 Main St (9.83 Ac/6.29 Ac Proposed RTH-MF12) *Applicant/ Owner: Victoria Peak, LLC, Evan Bergam; Engr/ Repr: CEI, Chad Caletka (Planner: KKnight)*
6. **NEW BUSINESS**
 - A. **{PUBLIC HEARING} REZ23-04 ZUMSTEIN- Rezone from A-1 to C-3-** 1092 Main St (1.07 Ac) *Owner: Joseph & Cindia Zumstein (Planner: DMorrisonLloyd)*
 - B. **{PUBLIC HEARING} REZ23-05 HARBOR MANOR- Rezone from A-1 to R3-SF-** 11897 Holloway Rd (19.94 AC) *Owner: A & J Real Estate Holdings, LLC, Aaron Thornbrugh; Engr: Crafton Tull, Taylor Lindley (Planner: ENystrom)*
 - C. **SUB21-12 DIAMOND ESTATES PH 5- Final Plat-** NW/C of Cullinan St & Wolverine Dr (Zoned R-2/ 16.94 Ac/ 65 lots) *Owner: Can-Ark Diamond Realty Estates, LLC, Nick Jewett; Engr: Crafton Tull, Taylor Lindley (Planner: KKnight)*
 - D. **DEV22-10 BUSH ROAD HOMES-Preliminary Plans-** NW/C of Bush Rd & Nottingham Ln (Zoned R3-SF /

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1.84 Ac / 14 SF Homes) Owner: Twelvestone Construction, Eric Roberts; Engr: Swope Engineering, Phil Swope (Planner: ENystrom)

7. OTHER BUSINESS

- A. **PUD CODE AMENDMENT- Open Space Discussion- Code Section 14.04.12**
- B. **Diamond Estates Playground - Update**

8. ANNOUNCEMENTS

- A. **Next Council Meeting: 06/13/2023 @ 6:00 PM**
- B. **Next PC Meeting: 06/06/23 @ 6:00 PM**
- C. **Next Tech Review Meeting: 05/25/23 @ 2:00 PM (Zoom)**

9. ADJOURN

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