

**REPORT OF MEETING
BAXTER MUNICIPAL PLANNING COMMISSION
NOVEMBER 9, 2022**

MEMBERS PRESENT

Jeff Herald
Robert Vinson
Danny Holmes
John Martin, Mayor
Greg Phillips
Richard Waller
Peggy Huddleston

STAFF PRESENT

Tommy Lee, UCDD

OTHERS PRESENT

John Ramsey
Bob Lane, Building Inspector
Matthew White, Fire Chief
Harold Brown

MEMBERS ABSENT

None

ITEM 1: CALL TO ORDER

Upon determining a quorum was present, the Baxter Municipal Planning Commission (PC) meeting was called to order by Chairman Richard Waller on Thursday October 6, 2022 at 5:00 P. M. at the Baxter City Hall.

ITEM 2: APPROVAL OF OCTOBER 6, 2022 MINUTES

After the meeting was called to order, Chairman Waller asked for approval of the minutes from the October 6, 2022 meeting. Danny Holmes made a motion to approve the minutes as presented and to dispense with the reading. Greg Phillips seconded and the motion passed with a vote of all ayes.

ITEM 3: CONSIDERATION OF FINAL PLAT FOR PROPERTY LOCATED ON MAIN STREET (ERB PROPERTIES DIVISION)

At the January 21, 2021 meeting, Surveyor Taylor Dillehay submitted a preliminary plat on behalf of ERB properties for the purpose of subdividing 51.79 acres into 120 proposed new lots for property located on Main Street. The proposed new lots would range in size from 10,937 square feet to 56,144 square feet and all of the proposed new lots are currently vacant. The proposed new lots would be served by a proposed eight (8) inch water line, a proposed eight (8) inch sewer line, three (3) proposed new city streets (to be named Regan Loop, Reece Road and Riley Lane) and multiple fire hydrants. The proposed new lots are zoned R-3 (Super High Density Residential) and comply with all subdivision regulations and the zoning ordinance. Building Inspector Bob Lane stated that the eastern lots of the proposed division would use the sewer line located on Main Street and the western lots would use the sewer line located on the adjacent western property. Dillehay asked if the property could be developed in phases. Staff Planner stated that the property could be developed in phases but final approval could only be granted if the infrastructure was completed installed for that particular phase. After discussion, Jeff Herald made a motion to approve the submitted preliminary plat. Robert Vinson seconded and the motion passed with a vote of all ayes. At the November 9, 2022 meeting, Harold Brown presented a final plat for Phase I of the aforementioned development. Phase I would consist of 5.38 acres into seventeen (17) proposed new lots and the lots would range in size from 0.24 acres (10,242 square feet) to 0.32 acres (13,791 square feet). Building Inspector Lane, Fire Chief White and Public Works Director Ramsey stated that all required infrastructure was in place for the proposed new lots. Ramsey also stated that the location of the water and sewer lines should

be switched. After discussion, Jeff Herald made a motion to approve the submitted final plat pending that all required signatures be obtained. Robert Vinson seconded and the motion passed with a vote of all ayes.

With no other business to discuss, Robert Vinson made a motion to adjourn. Jeff Herald seconded and the motion passed with a vote of all ayes. The next meeting of the Baxter Municipal Planning Commission will be held on December 1, 2022.

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