



Planning Commission  
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Minutes

**Planning Commission**  
**October 16, 2024**

**I. Call to Order 5:30 pm**

- A. Pledge of Allegiance
- B. Roll Call Present: Laycock; Morrissey; Bruns; Kniffin; McConnell. Absent: Rogers; Moore.

**II. Public Comment**

Any agenda item – 3 min. limit

- George Allen counseled against confirming the Lifeways site plan.
  - Earl Poleski, chair of the LW Board and Jackson Commissioner, asked the PC to confirm the LW site plan.
  - Bruce Sharp recommended confirming both Three Meadows and Lifeways.
  - Russel Richardson spoke in opposition to LW.
  - Sam Fry said that both site plans have been affirmed by city staff.
  - Other public present: Maribeth Leonard; Jon Jonston; Todd Gault; Mike West; Brian Farkas; Olivia Smith; S. Allen; Jason Cowolle.
- 7/17/2024 minutes McConnell motioned to approve, seconded by Morrissey; all in favor.

**IV. Site Plan Review**

- A. Three Meadows North – Final Plans
- B. Lifeways Office Building – 3310 Beck Rd.

Three Meadows Site Plan:  
-Mike West, Allen Edwin Homes representative, presented the site plans and answered questions from the PC with support from his colleague, Brian Farkas.  
-After some discussion about the scope of the PC's authority and the details of the developer's plans, Morrissey motioned to approve, seconded by McConnell. Morrissey, McConnell, and Laycock voted to confirm the site plans. Kniffin and Bruns voted against.

**V. Old Business**

- A. Traffic Calming Plans

Lifeways Office Building Site Plan:  
-Andrew Rosell, LW's civil engineer, described the project.  
-Maribeth Leonard, LW's CEO, mentioned that LW wants to expand its customer base maximally, and that the building would support 14 day overnight stays for customers.  
-The Commissioners had some technical questions about the project.  
-Morrissey motioned to approve, seconded by Laycock. McConnell, Morrissey, and Laycock voted in favor; Kniffin and Bruns voted in opposition.

**VII. Zoning Administrator Report**

- A. 36-411 – Schedule of Regulations
- B. 36-168 – Fence

V. Old Business: Alan Beeker delivered a brief update on the traffic calming project, suggesting that things are moving ahead tentatively.

**VIII. Commissioners' Comments**

VII. Beeker briefly described the changes that he would consider making to the municipal code, to be taken up at greater length at a future meeting.

**IX. Public Comment**

Any Commission related item – 3 min. limit

VIII. McConnell noted that he does not support either the Three Meadows or the Lifeways projects, but does not believe it is in the PC's purview to question beyond the validity of the site plans.

IX. No additional public comment.

**X. Adjournment**

Next meeting: Wednesday, November 20, 2024 at 5:30 pm

PC adjourned at 6:45 pm. McConnell motioned, seconded by Kniffin. All in favor.