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<b>Members Present:</b>	<b>Members Absent:</b>	<b>Others Present:</b>
Lon Fox	Jason Gasaway	Matt Ray
Dan Flanagan	Mark Darrall	Erin Hurley
Ryan Jaromin	Robert Tucker	Drew Thurston
Jerry Hoffman		David Weiland
		Wanda Weiland
		Steve Emrick
		Brian Hussung
		Matt Stout

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The meeting was called to order by Ryan Jaromin at 5:05 pm. Members present were Ryan Jaromin, Jerry Hoffman, Dan Flanagan, and Lon Fox. Jason Gasaway, Mark Darrall, and Robert Tucker were absent. The minutes from the January 10, 2018 meeting were distributed. Motion to approve the minutes was made by Dan Flanagan. Second by Lon Fox. All members present voted Aye.

**Old Business:**

There was no old business.

**New Business:**

Chase Trail Section B Preliminary Plat Review

Matt Ray presented a preliminary plat application from TK Constructors for Chase Trails Section B. The application has been reviewed and approved by the town's street department, water department, and sewer department. The town's engineering firm, BF&S, has also reviewed the plan and made some minor changes. Drew Thurston, representing TK Constructors, stated that this new section contains 51 lots which will be zoned R1 and R3. There are only 12 empty lots left from the original plat and they need more room. They plan to break ground in early fall of 2018 and the proposed finish date is spring of 2019 when the new lots would go up for sale.

**Public Comment:**

Brian Hussung, 9508 W. Canter Court, and Matt Stout, 9512 W. Canter Court, were present. Both gentlemen expressed concern about adding streets behind their houses and their loss of privacy. They questioned whether this section was planned and disclosed when they purchased their homes. Drew Thurston responded that there is a map of the development in the design center but does not know if it was there when Mr. Hussung and Mr. Stout bought their homes. He added that the new street will not be directly behind their properties; there will other lots between their back yards and the new street.

Dan Flanagan made a motion to approve the preliminary plat for Chase Trail Section B as presented. Second by Jerry Hoffman. All members present voted Aye.

Town of Yorktown Comprehensive Plan

Matt Ray presented the new comprehensive plan authored by Keiser Consulting for 2018-2022. This is the first phase and the next step will be to update the zoning ordinance. Pete Olson has reviewed this new plan and given it his approval. There was a discussion about the thoroughness of the plan and that it is the framework for new development. There were seven public meetings and although they were not well attended, there was opportunity for community input.

Dan Flanagan made a motion for the approval the comprehensive plan. Second by Lon Fox. All members present voted Aye.


Planning Commission Meeting Times

There was a discussion about moving the meeting times to later in the day to accommodate members' work schedules. Matt Ray stated that in prior years he has had trouble getting a quorum for meetings when they were held later in the evening. He will work on the issue and email the members.

Meeting adjourned at 5:30 pm.

  
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President

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Secretary

  
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Daniel Q. Flanagan