

MAPC Meeting September 9th, 2025

1. Call to order

2. Roll Call

Present (5): Jeff Steiling, Jimmy Cooper, Lonnie Roberts, Monroe Pointer, Paul Ford

Absent (4): Dennis Zolper, Jim Little, Kevin Bailey, Stephanie Nelson

3. Approval of minutes

MIN-25:077 MINUTES August 26th, 2025 MAPC

A motion was made by Jimmy Cooper, seconded by Jeff Steiling, that the minutes be approved, the motion was PASSED with the following vote:

Aye (5): Jeff Steiling, Jimmy Cooper, Lonnie Roberts, Monroe Pointer, Paul Ford

Nay (0)

Absent (4): Dennis Zolper, Jim Little, Kevin Bailey, Stephanie Nelson

4. Miscellaneous Items

SP-25-05 **Site Plan: U Storage Facility, Elmhurst Drive**

Lonnie Roberts (Chair): Have the proponent for this item come up, state their name for the record, and give us a little bit of history about what we're doing.

Barry Davidson (Proponent): Yes sir, Barry Davidson with Davidson Engineering, I'm here on behalf of the applicant. This is a project you all are familiar with. We've been before you a number of times. First, with the conditional use and then with the large scale submittal most recently. At that last meeting, there were a number of comments from you all. There are a few I'd like to address directly and then I'll let you ask questions. As you know this building was much larger the last time you saw it. Closer to over 100,00 square feet so we've reduced that footprint to 60,000 square feet. Concerns that were mentioned in the last meeting were the exterior overhead doors. Mr. Smith has, I believe in your packet and may be able to pull up some renderings. That will show and reflect a new floor plan which has no exterior doors on any of the exterior walls. So, all of these units are interior loaded climate controlled units. That picture in

the top left of the plan sheet, you can see has a retail look for the front of the building. Visibility of the northern wall from a future roadway was discussed at that last meeting, and as you can see in our submittal that northern perimeter and all of the outer perimeters are heavily landscaped. A question was also brought up about an exterior sidewalk around the entirety of the perimeter of the building, in this most recent submittal you will see that is the case. We've added a sidewalk on all four sides of the structure. So, I believe our goal has been to address all comments that have come up. I believe we've done so. Also, we would like to mention, we now actually fall under the threshold of a large scale development. We're not over 75,000 square feet, but because we've been before you before and in good faith, we wanted to submit it to all of you for consideration. Even though we're under the threshold that would be required to come before you as a large-scale development.

Monroe Pointer (Commission): Now, why would you add that part? Just curious.

Barry Davidson: Well, just to show that my developer, my client's goal from the get go has been to present this in a manner that the city would feel confident and comfortable in. That it'll be a good development and so, I just wanted to point out that if that wasn't their intention, if they were just in it to try to ram through whatever they could, we would have submitted this differently, but in an effort to work closely with Mr. Smith and his team and his staff, we submitted it.

Lonnie Roberts: And we requested to see it again. I think that's the case.

Monroe Pointer: Right. We're good, I just didn't see why that had to be highlighted because it would have been already done if it wasn't changed from the original plan. Is all I'm saying.

Barry Davidson: I was just trying to point out that our goal was to try to make sure we accommodate all the comments regardless of had our building size changed.

Paul Ford (Commission): My biggest comment has been making a left turn off of Elmhurst onto Parker Road and I spoke with some folks earlier and was there any effort to address the concerns that I've voiced. When they came by and visited with me privately?

Barry Davidson: I think the main thing for us is that the commercial subdivision was approved by the planning commission and is platted. I mean, that currently today is a commercial

subdivision. It's zoned commercial, our use had to come before you initially because on the table of uses, storage requires a conditional use, but at this location today, someone could build based on the approved commercial subdivision, and the associated traffic study that was committed, and approved with that. A use that is a much higher traffic producer than our use which has low traffic volumes because of the nature of the business. So, if traffic and left turns is a concern as I understand it is for you Mr. Ford, I think this is a good site plan to approve because there's a large chunk of this acreage of an already approved commercial subdivision that will be taken up by a low traffic producer.

Paul Ford: I guess my question may be for the city is why could we not create an environment where they have to go to Harrisburg Road to turn right or left, and just make them come in on the new street? We got a new street that's been built, not Elmhurst, although Elmhurst has been created to be a city street and meet city street specification, but it was already there, you could drive on it. But there's been a completely new street built. I don't understand why we can't have our cake and eat it too and avoid left turns across all those lanes of traffic. I was out there yesterday and that, what happens if somebody's coming through here pulling a U-Haul it's just not a good place. So, I don't know if there's something that city can do about that. I understand that Parker Road is a state-owned or state controlled, but is there something we could do to push people on where they come out of this and use the new city street to get to Harrisburg Road, south of the Walmart's neighborhood market and then, make safe turns.

Derrel Smith (City Planner): We relied on the traffic study that was done with the subdivision which did not require any improvements. I mean, we relied on a traffic engineer that looked at that and studied it and looked at the volumes and said that it was adequate to handle, what this would produce.

Michael Morris (City Engineer): And I want to add that making a left turn on Elmhurst is illegal because there are signs out there on Parker that say no left turn.

Lonnie Roberts: I thought that was the case but I-

Paul Ford: Now, I'm talking about coming out of Elmhurst and turning left. As if you're going to go to Home Depot. So, if you're not going to be able to turn off of Parker Road across four lanes because they say, don't turn four lanes, that's not safe. Why can't we do the same and say you

can't come out Elmhurst and then turn Northwest, toward Home Depot or Walmart Supercenter. Don't turn left there either is my point.

Lonnie Roberts: Does the city have jurisdiction over Elmhurst?

Derrel Smith: It is a city street now, from how I understand it. Michael, did the city accept it? Isn't that correct?

Michael Morris: We have not accepted it yet. They have done almost all the improvements they're still working on it. But once they have completed the improvements, we will accept this public right of way.

Paul Ford: I don't understand why they can't turn off Church Street onto Highland Drive behind Walgreens because it's not a safe place to make a left. Why can't we make no left off Elmhurst?

Jim Little (Commission): Well, if we go further down Highland Drive you got a new clinic down there by the school. They've gotta come out left, a lot of them do. I mean, you cannot control, I'm sorry, just individual spots that says you can't turn left.

Unable to transcribe

Jim Little: We have, and progress is what it is. You know.

Paul Ford: I'm not saying that, I'm just trying to find a way for there to be progress and safety and good planning. All at the same time.

Derrel Smith: We can bring this question to the traffic control committee Friday morning. We have a meeting this Friday. And get their opinion as to, I mean if they feel that it's a safety issue, the city can put up no left turn signs. And we will bring that before traffic control.

Paul Ford: I just think it's a safety issue.

Derrel Smith: We can do that.

Lonnie Roberts: City planner were there any staff comments on this?

Derrel Smith: No, sir. Like, Mr. Davidson said, it doesn't meet the 75,000 square foot threshold so, since the conditional use was granted for the storage building, that's the only reason we're here is because it was required.

Lonnie Roberts: Okay, any other commissioners have questions? Anyone ready with a motion?

Jimmy Cooper: Cooper, I move that we approve the request.

Lonnie Roberts: Do I hear a second?

Monroe Pointer: Monroe, second.

A motion was made by Jimmy Cooper, seconded by Monroe Pointer, that the matter be approved, and the motion was PASSED with the following vote:

Aye (5): Jeff Steiling, Jimmy Cooper, Lonnie Roberts, Monroe Pointer, Paul Ford

Nay (0):

Absent (4): Dennis Zolper, Jim Little, Kevin Bailey, Stephanie Nelson

5. Preliminary Subdivisions

PP-25-08 Final plat for Cook Minor Plat located at Richardson Dr. and Limestone Dr.

Lonnie Roberts (Chair): So, the next item in our itinerary has actually been withdrawn that would be PP-25-08.

Project was withdrawn.

PP-25-09 Preliminary Plat for Southern Oaks subdivision phase 2

Lonnie Roberts (Chair): We will move on to PP-25-09, which is a preliminary plot subdivision for Southern Oaks subdivision phase 2. Do we have the proponent for this item? If you would state your name for the record and tell us what's on your mind.

Sam Doss (Proponent): My name is Sam Doss, I am here on behalf of Fisher Arnold. We're requesting a preliminary replat for a lot on the Southern Oaks subdivision phase 2. Originally it was platted as two lots the north and the south section. The main comment that we have is along Southern Frontier Drive. The long stretch of road it's about 658 feet from center of knuckle to center of knuckle. There are plans to have a traffic calming device somewhere on Southern Frontier Drive close to the intersection of the cul-de-sac. We plan to revise the plans and resubmit as a review for that.

Jimmy Cooper (Commission): You're going to have a traffic signal where?

Sam Doss: A traffic calming device. So, whether it's a raised intersection necking down the curb along the southern frontier drive, just to slow traffic down through that long stretch of road.

Lonnie Roberts: Probably not a speed table, Jim.

Jimmy Cooper: If you do, let me design it.

Lonnie Roberts: Okay, city planner do you have staff comments on this request?

Derrel Smith (City Planner): Yes, sir we do. We reviewed it and it does meet all the requirements of the subdivision ordinance. So, we would recommend approval.

Lonnie Roberts: Commissioners have any questions of the applicant or city staff?

Monroe Pointer (Commission): So with them saying that they're going to bring something back with a different plan with a common area. Do we need to put something in that recommendation, when we approve or what?

Derrel Smith: We talked about it a little bit already. And I think the developers are trying to decide between necking the back curve to back curve down to about 27 feet instead of 30 feet to make it narrower in that area or doing a raised intersection there.

Lonnie Roberts: This is the preliminary so you'll see it on the final.

Derrel Smith: You'll see it on the final but that's what we're expecting one of those when they resubmit so they can start their construction working.

Lonnie Roberts: Anyone else with a question? Anyone ready with a motion?

Monroe Pointer (Commission): I make a motion that we accept the preliminary plans.

Lonnie Roberts: Do I hear a second?

Jeff Steilings (Commission): Steilings, second.

A motion was made by Monroe Pointer, seconded by Jeff Steiling, that the matter be approved, and the motion was PASSED with the following vote:

Aye (5): Jeff Steiling, Jimmy Cooper, Lonnie Roberts, Monroe Pointer, Paul Ford

Nay (0):

Absent (4): Dennis Zolper, Jim Little, Kevin Bailey, Stephanie Nelson

6. Final Subdivisions

7. Conditional Use

8. Rezoning

9. Staff Comments

Lonnie Roberts (Commission): City Planner any staff comments?

Derrel Smith (City Planner): I guess, I should introduce the new planners that we hired. Charity is here, she is one of our new planners and she's probably gonna be the one taking your role, and doing the MAPC, then we've hired Anik. Anik is over on the backrow, Anik is going to be doing the BZA and the Land Bank. And all the addressing requirements that we have to do. So, I just want to let you all know we have new people at the helm and let y'all get a face with a name.

Lonnie Roberts: Any commissioners have any questions tonight? Alright we're adjourned.

10. Adjournment

Meeting was adjourned.