

Oakland Municipal Planning Commission – Regular Meeting  
Meeting Minutes  
March 5, 2024

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**Commission Members Present**

Hayes Laughlin  
Steve Laskoski  
Mayor H. Michael Brown  
Christina Hall  
Jack Poole  
Alderman Debbie Hummel  
Dickey Sullivan

**Staff Present**

Ed Courton, Planning and Community Development Director  
Harvey Ellis, Town Manager

**Call to order at 6:30 p.m. by Chairman Laughlin**

**Determination of a Quorum**

Chairman Laughlin stated there was a quorum present.

**Planning Commission Agenda**

A motion was made by Mayor Brown to approve the Agenda, seconded by Jack Poole. The motion was unanimously approved (6-0).

**Planning Commission Minutes – February 6, 2024**

A motion was made by Christina Hall to approve the minutes, seconded by Steve Laskoski. The motion was unanimously approved (6-0).

**Old Business**

None

**New Business**

Chairman Laughlin moved on to the first Agenda item: Oakland Commons, LLC requested approval to Re-plat Lots 1-3, Crye-Leike Plaza Subdivision located south of Highway 64 and westerly of Chickasaw Ridge Drive. Access is provided via Highway 64 onto West Land Way, a private road. Proposed Lot 2 (a combination of Lots 2, 3 and a portion of Lot 1) will total 1.73 acres, while the existing Lot 1 will be reduced to 3.89 acres. The subject property is zoned Highway Oriented Commercial District (B-2). (Fayette County Tax Map 086L, Group G, Parcel 001.00, 002.00 & 003.00). Alderman Hummel asked about access into the development off Highway 64. Mike Dedman, Carlson Consulting Engineers, Inc, said the only access to the site is off Highway 64.

Mr. Courton stated the existing subdivision has a private road and there is only one access onto Highway 64. The private road terminates at the eastern boundary to provide an additional connection point in the future. The problem is the landowner who owns the property to the east has not granted access onto their property, thus leaving the subdivision with one access point via Highway 64. Commission discussion followed regarding the original intent of the subdivision to have another access to and through the property immediately to the east, traffic congestion, safety, and long traffic queuing times onto Highway 64. Evidently, the property owner to the east was not a party to the original plat. The subdivision owner needs to address this issue with the property owner(s) to the east to gain access onto Chickasaw Ridge Drive. Jack Poole voiced his concerns and will vote against the subdivision until another access is provided. Mr. Courton acknowledged the Commission's concerns but feels there is no traffic level of service standard to apply to this proposal to deny this plat and subsequent development. Mr. Dedman said the developer could extend an access easement to the property to the west, as part of their development. Mr. Courton says the Town's zoning codes are outdated and need to be updated, including a level-of-service standard for traffic to address future stoplights. Mr. Courton has spoken to both the applicants of Captain D's and this development and regarding his concern relating to increased traffic generated from each subsequent development and how turning movements onto Highway 64 could be problematic. Chairman Laughlin says this plat has a safety issue and access must be provided from this subdivision through the property to the east onto Chickasaw Ridge Drive.

Steve Laskoski made a motion to approve the preliminary plat subject to the recommendations from the Town planner, seconded by Mayor Brown. The motion passed by majority vote (4-2). Chairman Laughlin and Jack Poole opposed the motion.

Two (2) stipulations attached to the motion:

1. Prior to final plat submittal, the developer shall show all necessary easements consistent with subsequent DRC and PC development plans.
2. Prior to recording the plat, the property owner shall install two (2) stop signs and two (2) road signs at the two intersections shown on the plat.

Chairman Laughlin moved on to the second Agenda item: Stevens Family Partnership Annexation Discussion/Input. The subject property is situated easterly of Highway 194, southerly of Stevens Drive and westerly of Terry Road. The property is +/- 164 acres. Mr. Courton summarized the events leading up to this presentation and encouraged Ben Stevens to attend a Commission meeting before Mr. Stevens formally applied for an annexation and rezoning of the property. Mr. Stevens, property owner, gave a summary of the proposed annexation, including his family history and the proposed future residential development. Steve Laskoski said that he is happy the developer/property owner

came to the Commission first to seek input before formally submitting their applications. Commission members agreed. Christina Hall suggested that Mr. Stevens propose residential only and no commercial. Mrs. Hall believes there would be considerable opposition to it based on a prior mixed use development submitted roughly a year ago. Mr. Stevens will collaborate with a developer on the development. Chairman Laughlin is familiar with the property and would like to preserve trees and for the proposal to be rural in nature with pedestrian trails. Alderman Hummel added to Mrs. Hall's comments regarding restricting commercial uses, especially a gas station. Alderman Hummel agreed the property should be rural. The overall consensus from the Commission was for Mr. Stevens to move forward with an annexation and a rezone petition.

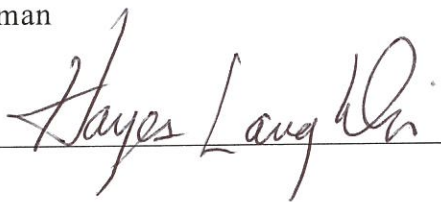
Harvey Ellis, Town Manager, updated the Commission regarding the treatment plan expansion. Chairman Laughlin asked the Board of Aldermen to consider installing a sight-obscuring fence around the facility to screen it from view.

**Adjournment**

There being no other business, Chairman Laughlin asked for a motion to adjourn the meeting. Steve Laskoski presented a motion, seconded by Mayor Brown. The vote was unanimously approved (6-0). The meeting was adjourned at 7:02 p.m.

Approved by the Planning Commission on 02 APR 2024

Chairman



Secretary

