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|-------------------------|------------------------|--------------------------|
| <b>Members Present:</b> | <b>Members Absent:</b> | <b>Others Present:</b>   |
| Jason Gasaway           |                        | Chase Bruton             |
| Mark Darrall            |                        | Erin Hurley              |
| Nanci Perry             |                        | Steve Justin, Petitioner |
| Jerry Hoffman           |                        |                          |
| Ryan Jaromin            |                        |                          |
| Trevor Oetting          |                        |                          |
| Eric Scholer            |                        |                          |

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The meeting was called to order at 5:00 pm by President Jason Gasaway who then led the Pledge of Allegiance. Members present were Nanci Perry, Jerry Hoffman, Mark Darrall, Ryan Jaromin, Trevor Oetting, Eric Scholer, and Jason Gasaway.

The minutes from the November 1, 2023 meeting were distributed. Mark Darrall moved to approve the minutes. Ryan Jaromin seconded the motion. All members present voted Aye.

#### **Old Business:**

The zoning control ordinance update was previously tabled. Ryan Jaromin made a motion to bring it off the table and to consider it at the January meeting. Eric Scholar seconded the motion. All members voted Aye.

#### **New Business:**

##### Petition for Rezoning

Petitioner Steven Justin presented his application from Platinum Property Group LLC to rezone three parcels located at 8700 W. Smith Street. The land is currently zoned Institutional (IS) and Small to Medium Scale Commercial (C1). They would like all three lots rezoned to Medium Density Multiple-family Residential (M2) in order to build an apartment complex at the location. Mr. Justin stated that the land is currently vacant and this is the best use and would be an asset to the town. Additionally, it would increase tax revenue. Their other apartment project on Kilgore Avenue has been very successful and he feels that there is demand for another apartment building.

Commissioner Jerry Hoffman discussed the number of proposed units, density, and required bufferyard. Even though the surrounding houses are zoned Institutional, he would like it to be treated as though they were zoned Residential. He also cautioned against the petitioner asking for any variances through the BZA.

Commissioner Mark Darrall commented that the property contour falls off to the north and he is concerned about runoff. He stated that he considers this rezoning appropriate and that it conforms with the Comprehensive Plan.

Commissioner Ryan Jaromin added that the Justin's have done a great job with their other apartment complex on Kilgore Ave.

Public Hearing:

Barbara Terrell, 1501 Pleasantview Drive –

She is concerned with kids, crime, troublemakers, and safety. She does not want an apartment complex in her backyard and is afraid of property values going down.

Sharon Woodruff, 1413 S. Pleasantview Drive –

She expressed concern about the entrance to the complex.

Bryan Smith, Town Council Member –

He is in favor of the rezoning to M2. He believes the Justin's did a great job with the project on the east side and build a good quality product. He added that everyone has a right to live in Yorktown.

Ryan Jaromin made a motion to recommend to the Town Council that the three parcels be rezoned to M2 with the appropriate bufferyard for neighboring residential use and with the appropriate maximum density per development standards. Jerry Hoffman seconded the motion.

The vote was taken by roll call:

|                |     |
|----------------|-----|
| Nanci Perry    | Yes |
| Mark Darrall   | Yes |
| Trevor Oetting | Yes |
| Eric Scholar   | Yes |
| Jason Gasaway  | Yes |
| Jerry Hoffman  | Yes |
| Ryan Jaromin   | Yes |

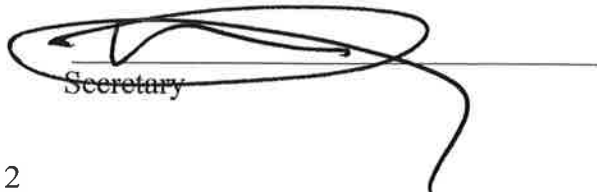
The motion was approved 7-0 and the rezoning will be recommended to the Town Council at their next regular meeting.

There were no further public comments.

The meeting adjourned at 5:37 pm.



President



Secretary