

**Planning Commission Meeting Minutes  
February 2, 2026, at 6 PM**

1. **ROLL CALL** – The meeting was called to order by Chair Robert Mann. A quorum was present.

**PRESENT**

Robert Mann, Chair  
Gerry Harris, Vice Chair  
Chad Ball  
Howard Carter  
Ryan Crawford  
Matt Hutcherson  
Norm Toering  
Bobby Wilson

**ABSENT:**

**City Employees Present:** Melissa McCarville, City Business Manager; Jay Moore, City Attorney; Chris Brackett, City Engineer; Rick Bramall, Building Official, Bill Hellard, Fire Chief; LeAnn Tolleson, City Administrative Assistant.

2. **Approval of Minutes:** November 24, 2025, minutes were unanimously approved.

3. **Comments from Citizens:** None

**Public Hearings**

**1A. Variance – Landscape Ordinance; property owned by Cross Church property located at Southwest corner of Southwinds Rd. and Cimarron Pl.; presented by SiteWise Civil Engineering.**

Nathan Streett representing SiteWise Civil Engineering was there requesting a variance to use synthetic turf instead of grass within the parking lot islands. Their justification was reduction of long-term maintenance, reduction of operations costs while we feel it still is clean and uniform. The specific turf that is proposed in a high-quality turf, it's what is used on athletic fields.

Vice Chair Gerry Harris asked if it is permeable, Mr. Streett answered yes. Matt Hutcherson asked if the turf is what was used at Sam's Club, Mr. Streett answered yes, it is very similar. Chad Ball asked if this affects our runoff calculations. City Engineer Chris Brackett answered if it is pervious, it should not affect the runoff calculations on it at all. Norm Toering asked what would be between the sidewalk and the street. Mr. Streett answered it will be natural grass; turf will only be put where the islands will be. Bobby Wilson commented that turf looks better, it won't be muddy and will look clean. Ryan Crawford stated that the standard is there for a reason and I don't see a need to change it.

**Comments from Citizens: NONE**

Vice-Chair Gerry Harris asked if they had plans to put in a sprinkler system. Mr. Streett said yes, we are going to put in bubblers in the islands for the trees.

Chairman Mann called the question landscape ordinance variance property owned by Cross Church; property located at Southwest corner of Southwinds Rd. and Cimarron Pl.; Presented by Sitewise Civil Engineering upon roll call vote the variance failed 4-3 with Howard Carter, Norm Toering, Ryan Crawford and Vice-Chair Gerry Harris voting no.

**1B. Large Scale Development – property owned by Cross Church; property located at Southwest corner of Southwinds Rd. and Cimarron Pl.; presented by SiteWise Civil Engineering.**

Nathan Streett with SiteWise Civil Engineering stated what they are proposing is 155 parking spaces on a property that totals 1.9 acres. The zoning is C-2, the detention is being provided, and they have met all landscape regulations with the fake grass being removed.

City Engineer Chris Brackett read a memo as follows.

1. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at [chris@kmsengineering.com](mailto:chris@kmsengineering.com).
3. Label the width of the right-of-way and the greenspace on the site plan.
4. Please explain the difference in property boundary in the southeast corner from the property survey and the Washington County parcel map.
5. The proposed sidewalk along Southwinds Road needs to extend to the existing sidewalk to the south.
6. The single handicap ramp directed at the center of the intersection will not be allowed at the corner of Southwinds Road and Cimarron Place. You will need to show dual ramps directed straight across the street. These ramps should be as close to centered on that radius as possible due to the existing ramps across the street.
7. There is no fall between the parking lot and the top of the bank of the pond.
8. Drainage Report:
  - a. The bypass area is much larger than your DAM shows. The grading along the eastern curb is not enough to force that area to drain into the pond.
  - b. The pond report shows a weir at 1203 that is not in the plans.
  - c. Why is the sheet flow for the predevelopment drainage area only 39'. I don't see why this wouldn't be less than 100'.

#### **Comments from Citizens:**

Jill Toering 306 Claybrook Dr. commented she was wondering if they would have enough parking spaces and how many people can be in church at one time. Ms. Toering also wanted to know what the formula was to figure out how many cars could fit in the parking lot.

Chairman Mann closed the floor for public comment.

City Engineer, Chris Brackett answered when the building goes through Large-Scale Development you look at the parking. Cross Church already plan on using the junior high across the street as overflow parking in case they run into issues not having enough parking. They know how many people they plan on expecting and have planned accordingly.

Chairman Robert Mann asked what the formula for a parking lot is. Courtney McNair with Garver said it was 1 per 10. Ryan Crawford asked if the seating capacity will expand what they already have. Mr. Streett answered he did not know that was on the architectural plans. He believes they have 144 parking spaces currently and adding 155 parking spaces to make a total of 295 parking spaces. Matt Hutcherson asked if there was going to be a fence around the detention pond. Mr. Streett stated there is not and don't feel they need to have one.

Chad Ball asked if there would be a crosswalk on Southwinds, there will be a lot more walkability and wanted to know if the city or the developer were responsible for the crosswalk. City Engineer Chris Brackett answered the city would be responsible for adding a crosswalk.

Chairman Mann called the question to approve the Large-Scale Development Cross Church Parking Lot, property located at 225 W. Cimarron Pl., presented by SiteWise Civil Engineering subject to Chris Brackett's memo dated February 2, 2026, upon roll call vote the public hearing passed unanimously.

#### **1C. Large Scale Development – property owned by Calara; property located at N. Holland Dr.; presented by Crafton Tull**

Craig Anderson representing Crafton Tull stated this has already been through planning commission and has been approved. For the record this is not owned by Taylor Lindley, it is owned by Calara.

City Engineer Chris Brackett read a memo as follows.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at [chris@kmsengineering.com](mailto:chris@kmsengineering.com).
3. All of the Farmington Floodplain has been updated with FEMA. Update your note with the current map and make sure you are showing it and labeling it correctly on your plan.
4. You will need to get your approval from the gas company updated.
5. The sidewalk will have to be continuous thru the drive.

Chad Ball asked if Ms. Anderson could explain the entry specifications and if there will be restrictions on the three entrances at N. Holland Dr., Marietta Way and Broadway. Ms. Anderson answered there will be a gate at the entrances at N. Holland Dr. and Marietta Way, Broadway, will only be an access for the fire department.

**Comments from Citizens: NONE**

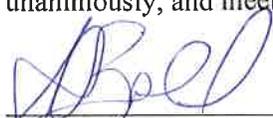
Norm Toering asked if this would be all blacktop as far as waterflow. City Engineer Chris Brackett answered this is part of a commercial subdivision and the subdivision has a large detention pond this flows into. Ryan Crawford asked if they would be doing this in one phase or if it is a two-phase project. Ms. Anderson answered as far as she knew this is a one phase project. City Engineer Chris Brackett commented that if they stop construction then this approval ends and they will have to come back and set second phase.

Chairman Mann called the question to approve the Large-Scale Development Holland Crossing Mini Storage, property located at N. Holland Dr., presented by Crafton Tull subject to Chris Brackett's memo dated February 2, 2026, upon roll call vote the public hearing passed unanimously.

**Public Hearing for ordinance updates for February 23, 2026.**

Chad Ball made a motion and Vice-Chair Gerry Harris seconded the motion upon roll call vote the public hearing passed unanimously.

**Adjournment:** Having no further business, motion was made and seconded to adjourn; it was approved unanimously, and meeting was adjourned.



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Chad Ball, Secretary



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Robert Mann, Chair