

**MINUTES OF  
RENSELAER ADVISORY PLANNING COMMISSION  
Thursday October 17th at 5:30 PM CT**

**I. Call to Order:**

The Rensselaer Advisory Planning Commission (PC) met on Thursday, October 17th, 2024 in City Hall Council Chambers. PC President, Stan Haines, called the meeting to order at 5:30 PM CT. Building Commissioner Davis, was asked to proceed with roll call.

**II. Roll Call**

**Present:** President Stan Haines, Vice President Kevin Arnold, Jeff Rayburn, Bryce Black, Cliff Wood, Sean Cawby, Mike Davis, Building Commissioner (BC) Joshua Davis, City Attorney Todd Sammons, PC Secretary Krystal Bassett

**Absent:** Deana Rule, Brett Wilhite

**Guests:** Garrett Welker and Robert Schenk.

**III. Approval of Past Minutes:**

President Haines presented the minutes of the previous PC meeting held on Thursday, July 18th. Motion to approve made by Rayburn, seconded by Wood. **Motion Passed.**

**IV. Old Business**

**A. Public Hearing: APC Petition 04-2024 Preliminary Plat for St. Joseph's Building & Trades Subdivision**

BC Davis provided the Commissioners with a compilation of potential waivers that may be requested during the construction of the St. Joseph's Building & Trades Subdivision. He indicated that while an official response is not immediately required, it would be prudent for them to take some time to review the proposed waivers. BC Davis and the commissioners engaged in an extensive discussion regarding the waivers, ultimately reaching an unofficial consensus that a bond for the completion amount would be necessary, in addition to the installation of street lights and street signs. The board determined that a permanent elevation monument and curbs along Daughtery Rd and Sparling Avenue would not be required. It was concluded that the developer would be required to install sidewalks throughout the subdivision if the City had completed the connecting sidewalk from the north by the time phase III was approved for final plat.

A motion to continue the hearing to November 21, 2024 at 5 pm was made by Rayburn, seconded by Wood. **Motion Passed**

**V. New Business**

**A. APC Petition 07-2024 Single Transaction Large Lot Subdivision - Welker / Kohley Property**

BC Davis submitted a proposal, presented by Garrett Welker, concerning the Single Transaction Large Lot Subdivision situated on County Road 600 South (Kohley Road). It was noted that Welker aims to develop the lot into a single-family residence, which will also feature a barn. Given that the southern and southeastern portions of the property are situated within a floodplain, Welker plans to construct the home closer to the center of the lot. BC Davis clarified that, due to the property being within the A-2 zoning district, the subdivision must adhere to a minimum lot size of three acres. The proposed area encompasses 15 acres, significantly exceeding the minimum lot size requirement.

Rayburn made the motion to approve the split, seconded by Wood. **Motion Passed**

**B. APC order to Approve Rensselaer Redevelopment Commission Declaratory Resolution RRC 02-2024 and the “Amended and Restated Plan” of the Rensselaer Drexel / Fairgrounds Consolidated Economic Development Area**

BC Davis introduced the concept of a Residential TIF district, established under the Rensselaer Redevelopment Commission. He delivered a presentation that featured maps illustrating both the existing TIF areas and those proposed for expansion. Additionally, the presentation included a list of potential properties within the designated area that could be acquired. Davis elaborated that by broadening the scope of the TIF, there would be opportunities for further enhancements and the acquisition of homes listed for potential purchase. He indicated that there is a possibility of generating \$4.5 million over a ten-year period, which would be allocated for the execution of these initiatives.

Cawby motioned to make a favorable recommendation to approve the Rensselaer Redevelopment Commission Declaratory Resolution RRC 02-2024 and the “Amended and Restated Plan” of the Rensselaer Drexel / Fairgrounds Consolidated Economic Development Area, seconded by Black. A roll call vote was taken: **Motion Passed 6 - 0 - 3**

<b>Mike Davis - Absent</b>	<b>Kevin Arnold - Yay</b>	<b>Jeff Rayburn - Yay</b>
<b>Sean Cawby - Yay</b>	<b>Bryce Black - Yay</b>	<b>Cliff Wood - Yay</b>
<b>Brett Wilhite - Absent</b>	<b>Deanna Rule - Absent</b>	<b>Stan Haines - Yay</b>

**VI. Adjournment:**

With no other business before the PC, President Haines entertained a motion to adjourn the meeting. Motion made by Wood, seconded by Rayburn.

**Motion Passed** - Meeting was adjourned at 5:50 PM CT

**Next Meeting:** Thursday, November 21st, 2024 at 5:30 PM CT

**Minutes Prepared by:** Krystal Bassett, PC Secretary