

City of Sunbury
Planning and Zoning Commission
January 23, 2023

Call to order- Cindi Cooper called the Sunbury Planning and Zoning meeting to order at 6:30 p.m. on January 23, 2023. The meeting was started with a moment of silent prayer and the pledge of allegiance.

Roll Call- Those answering roll call: Cindi Cooper, John Lieurance, Debra Miller, and Rick Ryba. Joe St John and Joe Gochenour were absent. Also, present Solicitor Vic Whitney, City Engineer Wes Hall, Zoning Officer Alex Nelisse-Blankenship and City Administrator Steve Pyles

Mr. Whitney recommended to the Commission that they vote and appoint a Chairperson for the meeting tonight. Motion was made by **Ryba** and seconded by **Miller**. Upon all yeas Mrs. Cooper was nominated the Chairperson for the meeting.

Informal Presentation – Advenir Oakley Development

Zac Swafford the representative from Advenir Oakley Development spoke to the Commission to see if their project would be a proper fit for the area. They are looking to build 300 units on 40 acres with a clubhouse, and pool. He presented a slide show for the Commission that included floor plans, site plans, the types of rental units they offer, and amenities that will be offered by the rental community.

Mr. Hall commented on the general site itself, and location. He commented on the site access, and how it is limited and the buffering that may be needed.

Mr. Ryba asked if the roads will be private, the applicant advised that they plan on to make them private.

Ms. Miller asked about the land that doesn't have anything planned right now, the applicant stated that they are not purchasing that part of the property. That part would be maintained as commercial. Ms. Miller also asked about the action plan to maintain these rental units over the years, the applicant stated that there is a portion of the rental income the gets put aside to take care of these things, as well as the quality of the materials used to build units are higher quality and designed to last.

Mrs. Cooper asked about the elevations that are offered, and if they are offered for the whole neighborhood. The applicant advised that they do.

Informal Presentation – Rezoning – 343 McGill Street (aka Fun in the Jungle) – Commercial Property

Curtis Lynd spoke on behalf of the applicant in regards to the rezoning of the property into commercial space to be used for a warehouse, office space, and sales of supplies for the business. Mr. Fenstermaker advised that he will not be selling hot tubs out of the location, he anticipates that the only walk in business he will have is for water testing.

Mrs. Cooper advised the applicant to move forward with the rezoning.

Informal Presentation – Sunbury Meadows and Peacock Drive PCD

Mr. Hall went over the zoning for Sunbury Meadows and the rezoning of the area, which is part of the development plan already in place. Mr. Hall recommended the next steps is to meet with the applicants to go over all the details. Ms. Miller expressed her concern about the number of access point, and the concerns about using it as a cut through.

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Visitors

There were no visitors who wished to speak.

Motion to Approve Minutes.

Motion to approve the minutes for December 22, 2022, by **Ryba**, seconded by **Miller**, 4 yeas, minutes approved.

Zoning Report

Mr. Pyles introduced Mr. Nelisse-Blankenship as the new Zoning Officer to the Commission and presented the Commission with the year end statistics.

Discussion/New Business

Next Meeting Date: February 27, 2023

Adjournment

Motion to adjourn by **Cooper**, seconded by **Ryba**. Upon roll, 4 yeas, meeting adjourned 7:44 pm.